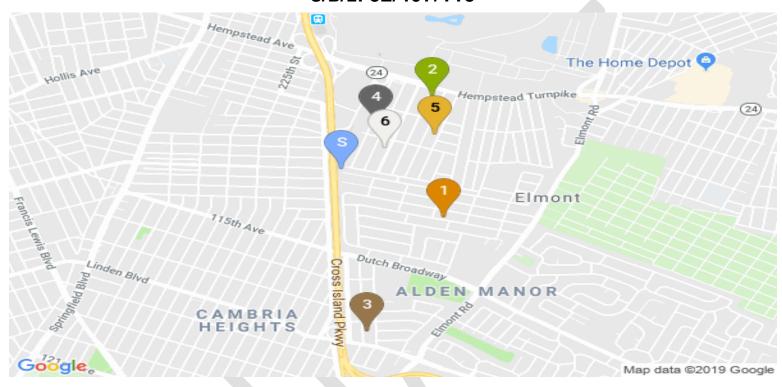
Nassau County Comparable Sales Report S/B/L: 32/407/113

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	46 HATHAWAY AVE ELMONT,	2144 BAYLIS AVE ELMONT, NY	10 SUSSEX RD ELMONT, NY	116-23 237TH ST ELMONT, NY
,	NY 11003	11003	11003	11003
Town/School Dist/Village	H-1016	H-1016	H-1016	H-1016
Account Number	32407 01130	32417 03590	32379 00670	32626 00210
Sale Date		June 4, 2018	March 8, 2018	February 14, 2018
Sale Price		\$473,638	\$500,000	\$332,000
Time Adjustment Factor		1.01	1.03	1.03
Time Adjusted Sale Price		\$476,622	\$512,720	\$342,590
Total % Adjustment		-2.16 %	3.55 %	3.79 %
Adjusted Sales Price		\$466,318	\$530,905	\$355,581
Subject	Your property has been valued using mass appraisal techniques.	Sale #4	Sale #5	Sale #6
Subject Property Address	valued using mass appraisal	Sale #4 123 WELLINGTON RD ELMONT, NY 11003		Sale #6 159 LOCUSTWOOD BLVD ELMONT, NY 11003
-	valued using mass appraisal techniques. 46 HATHAWAY AVE ELMONT,	123 WELLINGTON RD ELMONT,	Sale #5 99 WARWICK RD ELMONT, NY	159 LOCUSTWOOD BLVD
Property Address	valued using mass appraisal techniques. 46 HATHAWAY AVE ELMONT, NY 11003	123 WELLINGTON RD ELMONT, NY 11003	Sale #5 99 WARWICK RD ELMONT, NY 11003	159 LOCUSTWOOD BLVD ELMONT, NY 11003
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 46 HATHAWAY AVE ELMONT, NY 11003 H-1016	123 WELLINGTON RD ELMONT, NY 11003 H-1016	Sale #5 99 WARWICK RD ELMONT, NY 11003 H-1016	159 LOCUSTWOOD BLVD ELMONT, NY 11003 H-1016
Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 46 HATHAWAY AVE ELMONT, NY 11003 H-1016	123 WELLINGTON RD ELMONT, NY 11003 H-1016 32390 00490	Sale #5 99 WARWICK RD ELMONT, NY 11003 H-1016 32386 01180	159 LOCUSTWOOD BLVD ELMONT, NY 11003 H-1016 32399 00890
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 46 HATHAWAY AVE ELMONT, NY 11003 H-1016	123 WELLINGTON RD ELMONT, NY 11003 H-1016 32390 00490 August 30, 2017	Sale #5 99 WARWICK RD ELMONT, NY 11003 H-1016 32386 01180 March 31, 2017	159 LOCUSTWOOD BLVD ELMONT, NY 11003 H-1016 32399 00890 July 24, 2018
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 46 HATHAWAY AVE ELMONT, NY 11003 H-1016	123 WELLINGTON RD ELMONT, NY 11003 H-1016 32390 00490 August 30, 2017 \$498,000	Sale #5 99 WARWICK RD ELMONT, NY 11003 H-1016 32386 01180 March 31, 2017 \$450,000	159 LOCUSTWOOD BLVD ELMONT, NY 11003 H-1016 32399 00890 July 24, 2018 \$473,000
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 46 HATHAWAY AVE ELMONT, NY 11003 H-1016	123 WELLINGTON RD ELMONT, NY 11003 H-1016 32390 00490 August 30, 2017 \$498,000 1.07	Sale #5 99 WARWICK RD ELMONT, NY 11003 H-1016 32386 01180 March 31, 2017 \$450,000 1.11	159 LOCUSTWOOD BLVD ELMONT, NY 11003 H-1016 32399 00890 July 24, 2018 \$473,000 1

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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:	\$488,000	As of	January 2, 2019	