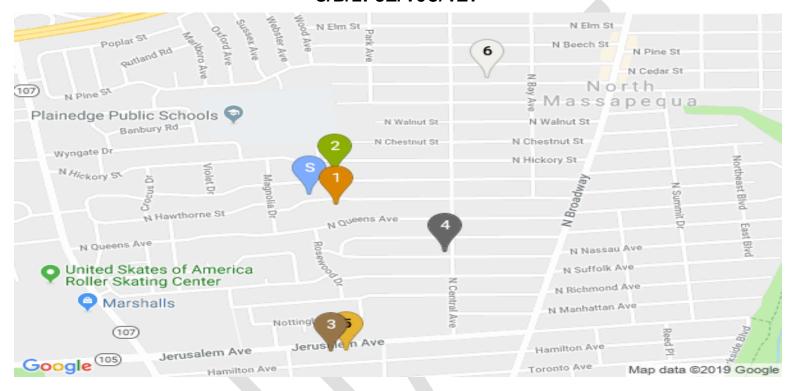
Nassau County Comparable Sales Report S/B/L: 52/108/127

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Image Not Found	Image Not Found
Property Address	269 NO HAWTHORNE ST	258 NORTH HAWTHORNE ST	269 NORTH OAK ST	134 JERUSALEM AVE
	ROSLYN HEIGHTS, NY 11577	MASSAPEQUA, NY 11758	MASSAPEQUA, NY 11758	MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52108 01270	52111 02330	52105 01200	52187 16560
Sale Date		October 26, 2017	May 1, 2015	March 9, 2017
Sale Price		\$650,000	\$535,000	\$425,000
Time Adjustment Factor		1.06	1.23	1.11
Time Adjusted Sale Price		\$688,413	\$658,230	\$470,673
Total % Adjustment		-2.99 %	-2.07 %	8.07 %
Adjusted Sales Price		\$667,810	\$644,576	\$508,678
	Your property has been valued using mass appraisal techniques.	Image Not Found		Image Not Found
Subject	valued using mass appraisal techniques.	Not Found	Sale #5	Not Found
Subject Property Address	valued using mass appraisal	Not Found	Sale #5 138 JERUSALEM AVE MASSAPEQUA, NY 11758	Not Found
·	valued using mass appraisal techniques. 269 NO HAWTHORNE ST	Not Found Sale #4	138 JERUSALEM AVE	Not Found Sale #6
Property Address	valued using mass appraisal techniques. 269 NO HAWTHORNE ST ROSLYN HEIGHTS, NY 11577	Not Found Sale #4 245 NORTH NASSAU AVE MASSAPEQUA, NY 11758	138 JERUSALEM AVE MASSAPEQUA, NY 11758	Not Found Sale #6 227 NO CEDAR ST MASSAPEQUA, NY 11758
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 269 NO HAWTHORNE ST ROSLYN HEIGHTS, NY 11577 OB-3018	Not Found Sale #4 245 NORTH NASSAU AVE MASSAPEQUA, NY 11758 OB-3018	138 JERUSALEM AVE MASSAPEQUA, NY 11758 OB-3018	Not Found Sale #6 227 NO CEDAR ST MASSAPEQUA, NY 11758 OB-3018
Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 269 NO HAWTHORNE ST ROSLYN HEIGHTS, NY 11577 OB-3018	Not Found Sale #4 245 NORTH NASSAU AVE MASSAPEQUA, NY 11758 OB-3018 52116 01720	138 JERUSALEM AVE MASSAPEQUA, NY 11758 OB-3018 52187 16510	Not Found Sale #6 227 NO CEDAR ST MASSAPEQUA, NY 11758 OB-3018 52094 00170
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 269 NO HAWTHORNE ST ROSLYN HEIGHTS, NY 11577 OB-3018	Not Found Sale #4 245 NORTH NASSAU AVE MASSAPEQUA, NY 11758 OB-3018 52116 01720 November 20, 2017	138 JERUSALEM AVE MASSAPEQUA, NY 11758 OB-3018 52187 16510 November 10, 2017	Not Found Sale #6 227 NO CEDAR ST MASSAPEQUA, NY 11758 OB-3018 52094 00170 February 17, 2016
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 269 NO HAWTHORNE ST ROSLYN HEIGHTS, NY 11577 OB-3018	Not Found Sale #4 245 NORTH NASSAU AVE MASSAPEQUA, NY 11758 OB-3018 52116 01720 November 20, 2017 \$547,000	138 JERUSALEM AVE MASSAPEQUA, NY 11758 OB-3018 52187 16510 November 10, 2017 \$468,000	Not Found Sale #6 227 NO CEDAR ST MASSAPEQUA, NY 11758 OB-3018 52094 00170 February 17, 2016 \$537,000
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 269 NO HAWTHORNE ST ROSLYN HEIGHTS, NY 11577 OB-3018	Not Found Sale #4 245 NORTH NASSAU AVE MASSAPEQUA, NY 11758 OB-3018 52116 01720 November 20, 2017 \$547,000 1.05	138 JERUSALEM AVE MASSAPEQUA, NY 11758 OB-3018 52187 16510 November 10, 2017 \$468,000 1.05	Not Found Sale #6 227 NO CEDAR ST MASSAPEQUA, NY 11758 OB-3018 52094 00170 February 17, 2016 \$537,000 1.18

Nassau County Comparable Sales Report S/B/L: 52/108/127



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:	\$624,000	As of	January 2, 2019	