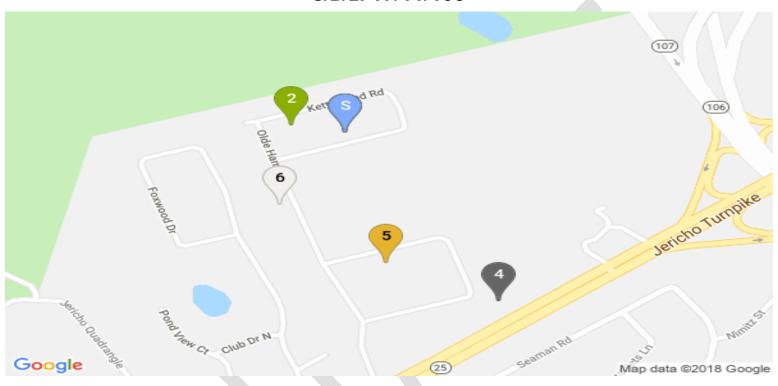
Nassau County Comparable Sales Report S/B/L: 17/11/103

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	12 KETTLEPOND RD JERICHO,	12 KETTLEPOND RD JERICHO, NY	48 KETTLEPOND RD JERICHO, NY	12 KETTLEPOND RD JERICHO, NY
	NY 11753	11753	11753	11753
Town/School Dist/Village	OB-3015	OB-3015	OB-3015	OB-3015
Account Number	17011 01030	17011 01030	17011 01160	17011 01030
Sale Date		October 27, 2016	June 26, 2018	September 10, 2013
Sale Price		\$1,780,000	\$1,800,000	\$1,550,000
Time Adjustment Factor		1.09	1	1.2
Time Adjusted Sale Price		\$1,943,769	\$1,807,560	\$1,854,121
Total % Adjustment		0.00 %	3.94 %	0.00 %
Adjusted Sales Price		\$1,943,769	\$1,878,707	\$1,854,121
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 21 HOLIDAY POND RD JERICHO, NY 11753	Sale #5 46 HOLIDAY POND RD JERICHO, NY 11753	Sale #6 23 OLDE HAMLET DR JERICHO, NY 11753
-	valued using mass appraisal techniques. 12 KETTLEPOND RD JERICHO,	21 HOLIDAY POND RD JERICHO,	46 HOLIDAY POND RD JERICHO,	23 OLDE HAMLET DR JERICHO,
Property Address	valued using mass appraisal techniques. 12 KETTLEPOND RD JERICHO, NY 11753	21 HOLIDAY POND RD JERICHO, NY 11753	46 HOLIDAY POND RD JERICHO, NY 11753	23 OLDE HAMLET DR JERICHO, NY 11753
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 12 KETTLEPOND RD JERICHO, NY 11753 OB-3015	21 HOLIDAY POND RD JERICHO, NY 11753 OB-3015 17011 01320 January 10, 2017	46 HOLIDAY POND RD JERICHO, NY 11753 OB-3015	23 OLDE HAMLET DR JERICHO, NY 11753 OB-3015
Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 12 KETTLEPOND RD JERICHO, NY 11753 OB-3015	21 HOLIDAY POND RD JERICHO, NY 11753 OB-3015 17011 01320	46 HOLIDAY POND RD JERICHO, NY 11753 OB-3015 17011 01560	23 OLDE HAMLET DR JERICHO, NY 11753 OB-3015 17011 00690
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 12 KETTLEPOND RD JERICHO, NY 11753 OB-3015	21 HOLIDAY POND RD JERICHO, NY 11753 OB-3015 17011 01320 January 10, 2017	46 HOLIDAY POND RD JERICHO, NY 11753 OB-3015 17011 01560 February 21, 2017	23 OLDE HAMLET DR JERICHO, NY 11753 OB-3015 17011 00690 March 9, 2018
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 12 KETTLEPOND RD JERICHO, NY 11753 OB-3015	21 HOLIDAY POND RD JERICHO, NY 11753 OB-3015 17011 01320 January 10, 2017 \$1,530,000	46 HOLIDAY POND RD JERICHO, NY 11753 OB-3015 17011 01560 February 21, 2017 \$2,180,000	23 OLDE HAMLET DR JERICHO, NY 11753 OB-3015 17011 00690 March 9, 2018 \$2,425,000
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 12 KETTLEPOND RD JERICHO, NY 11753 OB-3015	21 HOLIDAY POND RD JERICHO, NY 11753 OB-3015 17011 01320 January 10, 2017 \$1,530,000 1.08	46 HOLIDAY POND RD JERICHO, NY 11753 OB-3015 17011 01560 February 21, 2017 \$2,180,000 1.07	23 OLDE HAMLET DR JERICHO, NY 11753 OB-3015 17011 00690 March 9, 2018 \$2,425,000 1.02

Nassau County Comparable Sales Report S/B/L: 17/11/103



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:	\$1,798,000	As of	January 2, 2019	
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