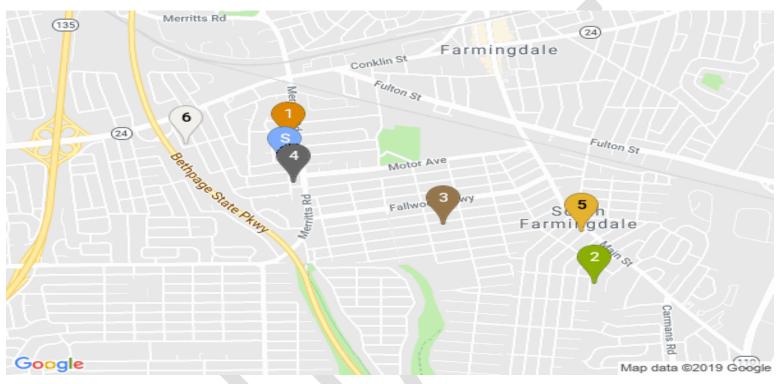
Nassau County Comparable Sales Report S/B/L: 49/245/1

8/3/10 Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	2 ALEXANDER DR	27 CINQUE DR FARMINGDALE,	24 FRANK AVE FARMINGDALE,	130 SULLIVAN AVE
, ,	FARMINGDALE, NY 11735	NY 11735	NY 11735	FARMINGDALE, NY 11735
Town/School Dist/Village	OB-3022	OB-3022	OB-3022	OB-3022
Account Number	49245 00010	49182 00130	48270 04190	48491 00180
Sale Date		September 27, 2017	October 17, 2018	January 19, 2016
Sale Price		\$635,000	\$500,000	\$390,000
Time Adjustment Factor		1.06	1	1.18
Time Adjusted Sale Price		\$672,405	\$500,000	\$459,225
Total % Adjustment		-5.33 %	-10.41 %	10.31 %
Total 70 Majastificite				
Adjusted Sales Price		\$636,576	\$447,928	\$506,571
	Your property has been valued using mass appraisal techniques.	Sale #4	\$447,928 Sale #5	\$506,571 Sale #6
Adjusted Sales Price 8/3/10	valued using mass appraisal			
Adjusted Sales Price 8/3/10 Subject	valued using mass appraisal techniques. 2 ALEXANDER DR	Sale #4 57 CINQUE DR FARMINGDALE,	Sale #5 9 INTERVALE AVE	Sale #6 15 SPENCER ST FARMINGDALE,
Adjusted Sales Price 8/3/10 Subject Property Address	valued using mass appraisal techniques. 2 ALEXANDER DR FARMINGDALE, NY 11735	Sale #4 57 CINQUE DR FARMINGDALE, NY 11735	Sale #5 9 INTERVALE AVE FARMINGDALE, NY 11735	Sale #6 15 SPENCER ST FARMINGDALE, NY 11735
Adjusted Sales Price 8/3/10 Subject Property Address Town/School Dist/Village	valued using mass appraisal techniques. 2 ALEXANDER DR FARMINGDALE, NY 11735 OB-3022	Sale #4 57 CINQUE DR FARMINGDALE, NY 11735 OB-3022	Sale #5 9 INTERVALE AVE FARMINGDALE, NY 11735 OB-3022	Sale #6 15 SPENCER ST FARMINGDALE, NY 11735 OB-3022
Adjusted Sales Price 8/3/10 Subject Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 2 ALEXANDER DR FARMINGDALE, NY 11735 OB-3022	Sale #4 57 CINQUE DR FARMINGDALE, NY 11735 OB-3022 49181 00300	Sale #5 9 INTERVALE AVE FARMINGDALE, NY 11735 OB-3022 48265 00480	Sale #6 15 SPENCER ST FARMINGDALE, NY 11735 OB-3022 49004 00810
Adjusted Sales Price 8/3/10 Subject Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 2 ALEXANDER DR FARMINGDALE, NY 11735 OB-3022	Sale #4 57 CINQUE DR FARMINGDALE, NY 11735 OB-3022 49181 00300 November 3, 2017	Sale #5 9 INTERVALE AVE FARMINGDALE, NY 11735 OB-3022 48265 00480 July 30, 2015	Sale #6 15 SPENCER ST FARMINGDALE, NY 11735 OB-3022 49004 00810 July 14, 2016
Subject Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 2 ALEXANDER DR FARMINGDALE, NY 11735 OB-3022	Sale #4 57 CINQUE DR FARMINGDALE, NY 11735 OB-3022 49181 00300 November 3, 2017 \$588,000	Sale #5 9 INTERVALE AVE FARMINGDALE, NY 11735 OB-3022 48265 00480 July 30, 2015 \$454,250	Sale #6 15 SPENCER ST FARMINGDALE, NY 11735 OB-3022 49004 00810 July 14, 2016 \$425,000
Subject Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 2 ALEXANDER DR FARMINGDALE, NY 11735 OB-3022	Sale #4 57 CINQUE DR FARMINGDALE, NY 11735 OB-3022 49181 00300 November 3, 2017 \$588,000 1.05	Sale #5 9 INTERVALE AVE FARMINGDALE, NY 11735 OB-3022 48265 00480 July 30, 2015 \$454,250 1.19	Sale #6 15 SPENCER ST FARMINGDALE, NY 11735 OB-3022 49004 00810 July 14, 2016 \$425,000 1.14

Nassau County Comparable Sales Report S/B/L: 49/245/1



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:	\$541,000	As of	January 2, 2019	