

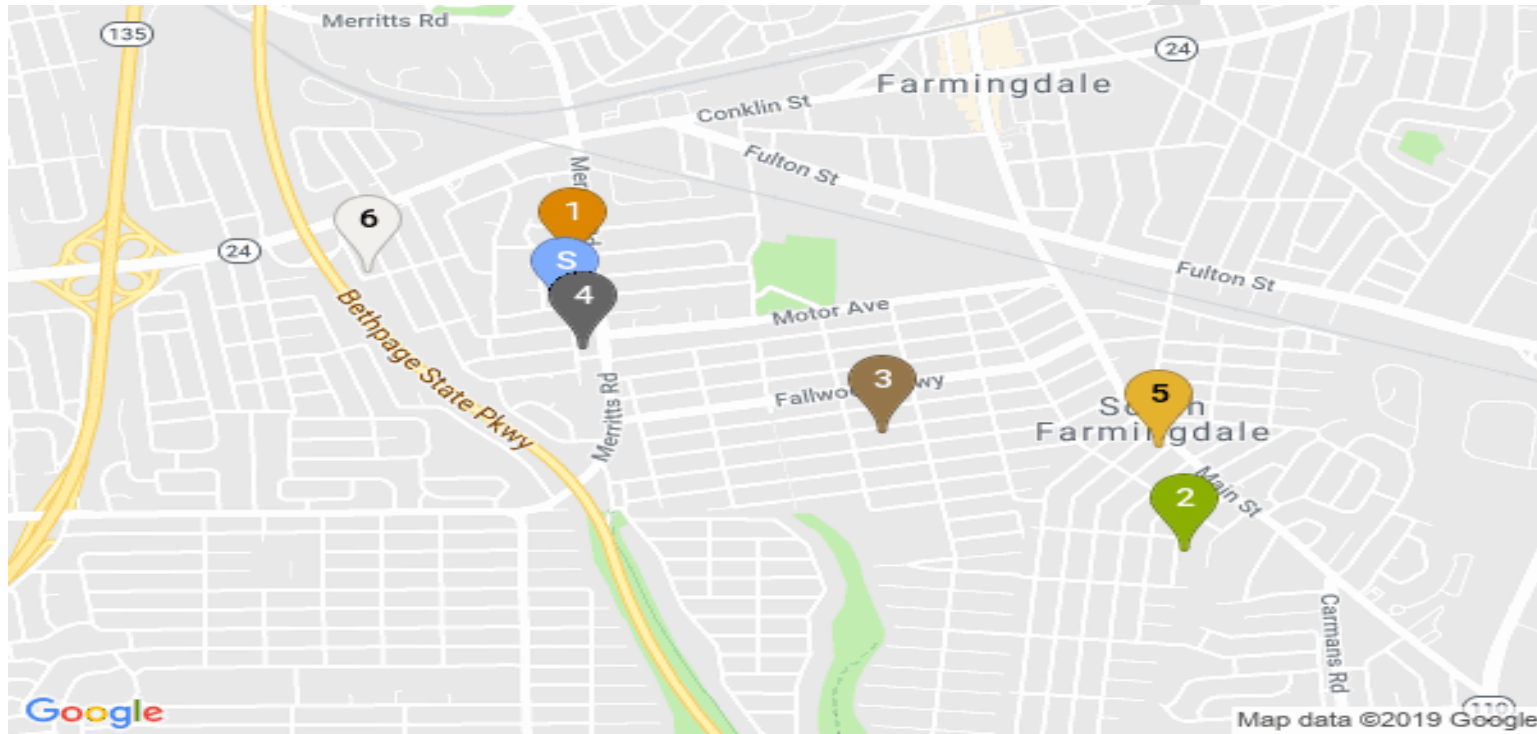
Nassau County Comparable Sales Report

S/B/L: 49/245/1

 <p style="text-align: right; font-weight: bold;">8/3/10</p> <p style="text-align: center;">Subject</p>	<p style="text-align: center;">Your property has been valued using mass appraisal techniques.</p>	 <p style="text-align: center;">Sale #1</p>	 <p style="text-align: center;">Sale #2</p>	 <p style="text-align: center;">Sale #3</p>
Property Address	2 ALEXANDER DR FARMINGDALE, NY 11735	27 CINQUE DR FARMINGDALE, NY 11735	24 FRANK AVE FARMINGDALE, NY 11735	130 SULLIVAN AVE 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 %
Adjusted Sales Price		\$636,576	\$447,928	\$506,571
 <p style="text-align: right; font-weight: bold;">8/3/10</p> <p style="text-align: center;">Subject</p>	<p style="text-align: center;">Your property has been valued using mass appraisal techniques.</p>	 <p style="text-align: center;">Sale #4</p>	 <p style="text-align: center;">Sale #5</p>	 <p style="text-align: center;">Sale #6</p>
Property Address	2 ALEXANDER DR FARMINGDALE, NY 11735	57 CINQUE DR FARMINGDALE, NY 11735	9 INTERVALE AVE FARMINGDALE, NY 11735	15 SPENCER ST FARMINGDALE, NY 11735
Town/School Dist/Village	OB-3022	OB-3022	OB-3022	OB-3022
Account Number	49245 00010	49181 00300	48265 00480	49004 00810
Sale Date		November 3, 2017	July 30, 2015	July 14, 2016
Sale Price		\$588,000	\$454,250	\$425,000
Time Adjustment Factor		1.05	1.19	1.14
Time Adjusted Sale Price		\$615,550	\$542,167	\$485,741
Total % Adjustment		-11.73 %	-4.68 %	6.22 %
Adjusted Sales Price		\$543,316	\$516,805	\$515,978

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