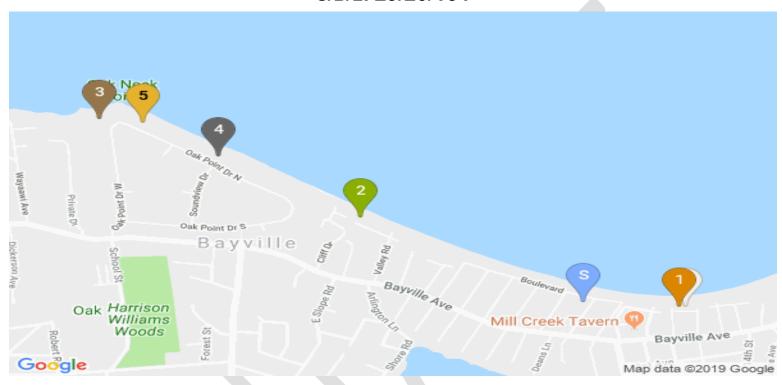
Nassau County Comparable Sales Report S/B/L: 29/20/164

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	2 QUINCY AVE BAYVILLE, NY	3 BREEZY LN BAYVILLE, NY	3 SHOREWOOD DR BAYVILLE, NY	31 OAKPOINT DR BAYVILLE, NY
	11709	11709	11709	11709
Town/School Dist/Village	OB-3006-BAY	OB-3006-BAY	OB-3006-BAY	OB-3006-BAY
Account Number	29020 01640	28006 00690	29011 01460	29075 00160
Sale Date		July 23, 2018	August 15, 2018	June 16, 2017
Sale Price		\$937,500	\$1,475,000	\$1,450,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$937,500	\$1,475,000	\$1,450,000
Total % Adjustment		25.70 %	-0.01 %	-25.72 %
Adjusted Sales Price		\$1,178,461	\$1,474,902	\$1,077,012
Julia Julia				A TOTAL CONTRACTOR OF THE PARTY
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 25 OAK POINT DR BAYVILLE, NY 11709	Sale #5 45 OAK POINT DR BAYVILLE, NY 11709	Sale #6 5 BREEZY LN BAYVILLE, NY 11709
-	valued using mass appraisal techniques. 2 QUINCY AVE BAYVILLE, NY	25 OAK POINT DR BAYVILLE, NY	45 OAK POINT DR BAYVILLE, NY	5 BREEZY LN BAYVILLE, NY
Property Address	valued using mass appraisal techniques. 2 QUINCY AVE BAYVILLE, NY 11709	25 OAK POINT DR BAYVILLE, NY 11709	45 OAK POINT DR BAYVILLE, NY 11709	5 BREEZY LN BAYVILLE, NY 11709
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 2 QUINCY AVE BAYVILLE, NY 11709 OB-3006-BAY	25 OAK POINT DR BAYVILLE, NY 11709 OB-3006-BAY	45 OAK POINT DR BAYVILLE, NY 11709 OB-3006-BAY	5 BREEZY LN BAYVILLE, NY 11709 OB-3006-BAY
Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 2 QUINCY AVE BAYVILLE, NY 11709 OB-3006-BAY	25 OAK POINT DR BAYVILLE, NY 11709 OB-3006-BAY 29075 00320	45 OAK POINT DR BAYVILLE, NY 11709 OB-3006-BAY 29075 00210	5 BREEZY LN BAYVILLE, NY 11709 OB-3006-BAY 28006 00710
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 2 QUINCY AVE BAYVILLE, NY 11709 OB-3006-BAY	25 OAK POINT DR BAYVILLE, NY 11709 OB-3006-BAY 29075 00320 April 5, 2017	45 OAK POINT DR BAYVILLE, NY 11709 OB-3006-BAY 29075 00210 May 29, 2018	5 BREEZY LN BAYVILLE, NY 11709 OB-3006-BAY 28006 00710 September 15, 2016
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 2 QUINCY AVE BAYVILLE, NY 11709 OB-3006-BAY	25 OAK POINT DR BAYVILLE, NY 11709 OB-3006-BAY 29075 00320 April 5, 2017 \$1,300,000	45 OAK POINT DR BAYVILLE, NY 11709 OB-3006-BAY 29075 00210 May 29, 2018 \$1,400,000	5 BREEZY LN BAYVILLE, NY 11709 OB-3006-BAY 28006 00710 September 15, 2016 \$900,000
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 2 QUINCY AVE BAYVILLE, NY 11709 OB-3006-BAY	25 OAK POINT DR BAYVILLE, NY 11709 OB-3006-BAY 29075 00320 April 5, 2017 \$1,300,000 1	45 OAK POINT DR BAYVILLE, NY 11709 OB-3006-BAY 29075 00210 May 29, 2018 \$1,400,000 1	5 BREEZY LN BAYVILLE, NY 11709 OB-3006-BAY 28006 00710 September 15, 2016 \$900,000 1.02

Nassau County Comparable Sales Report S/B/L: 29/20/164



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: \$1,145,000 As of January 2, 2019