


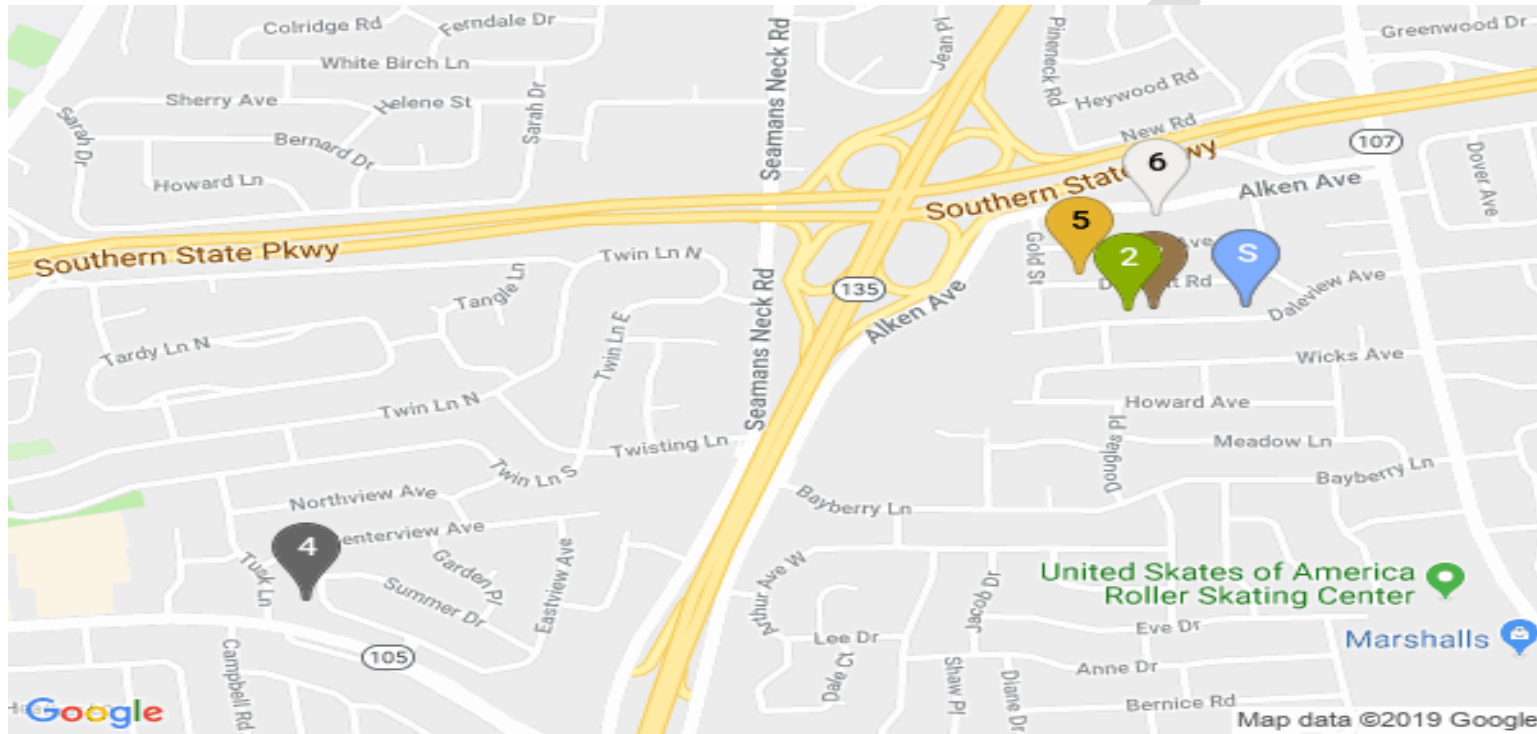
Nassau County Comparable Sales Report

S/B/L: 52/479/4

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|--|--|---|--|--|
|  | Your property has been valued using mass appraisal techniques. |  |  |  |
| Subject | | Sale #1 | Sale #2 | Sale #3 |
| Property Address | 4017 DALEVIEW AVE SEAFORD, NY 11783 | 4017 DALEVIEW AVE SEAFORD, NY 11783 | 3963 DALEVIEW AVE SEAFORD, NY 11783 | 3975 DALEVIEW AVE SEAFORD, NY 11783 |
| Town/School Dist/Village | H-1005 | H-1005 | H-1005 | H-1005 |
| Account Number | 52479 00040 | 52479 00040 | 52479 00130 | 52479 00110 |
| Sale Date | | June 30, 2016 | September 17, 2018 | November 28, 2017 |
| Sale Price | | \$405,000 | \$487,000 | \$525,000 |
| Time Adjustment Factor | | 1.13 | 1 | 1.04 |
| Time Adjusted Sale Price | | \$458,066 | \$487,000 | \$546,154 |
| Total % Adjustment | | -0.55 % | 0.69 % | -2.10 % |
| Adjusted Sales Price | | \$455,557 | \$490,350 | \$534,696 |
|  | Your property has been valued using mass appraisal techniques. |  |  |  |
| Subject | | Sale #4 | Sale #5 | Sale #6 |
| Property Address | 4017 DALEVIEW AVE SEAFORD, NY 11783 | 3550 SOUTHVIEW AVE WANTAGH, NY 11793 | 3945 DEMONT RD SEAFORD, NY 11783 | 3998 ALKEN AVE SEAFORD, NY 11783 |
| Town/School Dist/Village | H-1005 | H-1005 | H-1005 | H-1005 |
| Account Number | 52479 00040 | 51350 00130 | 52477 00300 | 52475 00090 |
| Sale Date | | October 13, 2017 | May 1, 2018 | December 1, 2017 |
| Sale Price | | \$530,000 | \$430,000 | \$428,400 |
| Time Adjustment Factor | | 1.05 | 1.01 | 1.04 |
| Time Adjusted Sale Price | | \$554,084 | \$434,268 | \$443,466 |
| Total % Adjustment | | -0.57 % | -1.87 % | -6.18 % |
| Adjusted Sales Price | | \$550,899 | \$426,126 | \$416,072 |

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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: \$467,000

As of January 2, 2019