

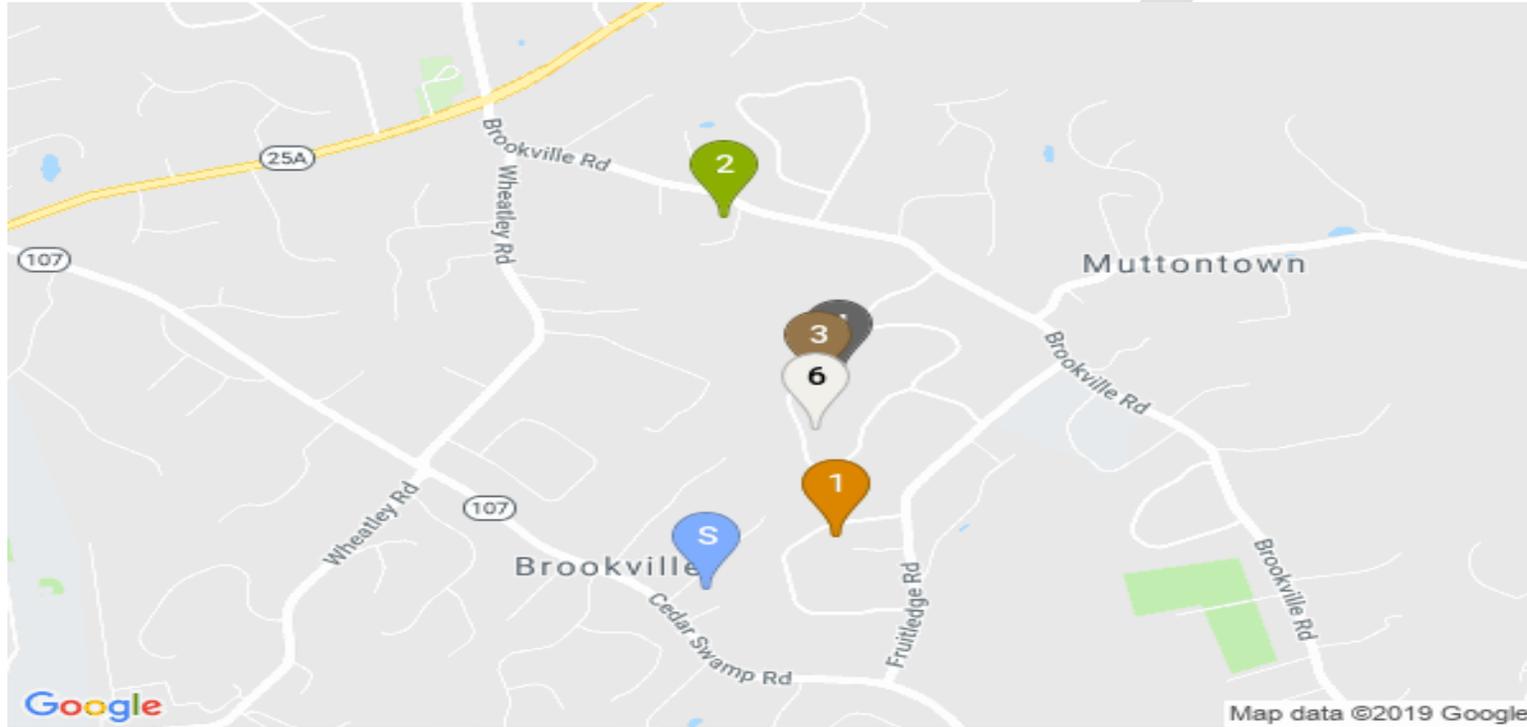
Nassau County Comparable Sales Report

S/B/L: 18/C/1295B

	<p>Your property has been valued using mass appraisal techniques.</p>	<p style="text-align: center; font-size: 2em;">Image Not Found</p>		<p style="text-align: center; font-size: 2em;">Image Not Found</p>
Subject		Sale #1	Sale #2	Sale #3
Property Address	1985-1 CEDAR SWAMP RD GLEN HEAD, NY 11545	24 TAPPENTOWN LN GLEN HEAD, NY 11545	25 BROOKVILLE RD GLEN HEAD, NY 11545	23 GLENBY LN GLEN HEAD, NY 11545
Town/School Dist/Village	OB-3003-BRO	OB-3003-BRO	OB-3003-BRO	OB-3003-BRO
Account Number	18 C 1295B	18003 00070	18 C 12290	18005 00190
Sale Date		July 10, 2017	September 21, 2018	October 18, 2017
Sale Price		\$1,750,000	\$1,775,000	\$2,300,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$1,750,000	\$1,775,000	\$2,300,000
Total % Adjustment		9.00 %	10.46 %	2.21 %
Adjusted Sales Price		\$1,907,586	\$1,960,643	\$2,350,768
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Subject		Sale #4	Sale #5	Sale #6
Property Address	1985-1 CEDAR SWAMP RD GLEN HEAD, NY 11545	25 GLENBY LN GLEN HEAD, NY 11545	24 TAPPENTOWN LN GLEN HEAD, NY 11545	19 GLENBY LN GLEN HEAD, NY 11545
Town/School Dist/Village	OB-3003-BRO	OB-3003-BRO	OB-3003-BRO	OB-3003-BRO
Account Number	18 C 1295B	18005 00180	18003 00070	18005 00140
Sale Date		May 25, 2018	August 20, 2018	February 2, 2017
Sale Price		\$1,849,000	\$1,960,000	\$1,462,500
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$1,849,000	\$1,960,000	\$1,462,500
Total % Adjustment		7.69 %	-1.40 %	22.16 %
Adjusted Sales Price		\$1,991,240	\$1,932,479	\$1,786,543

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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: <u> \$1,907,000 </u> As of <u> January 2, 2019 </u>
