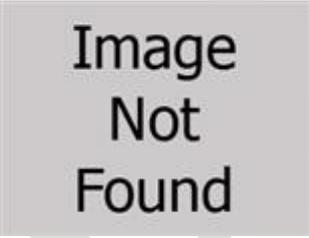


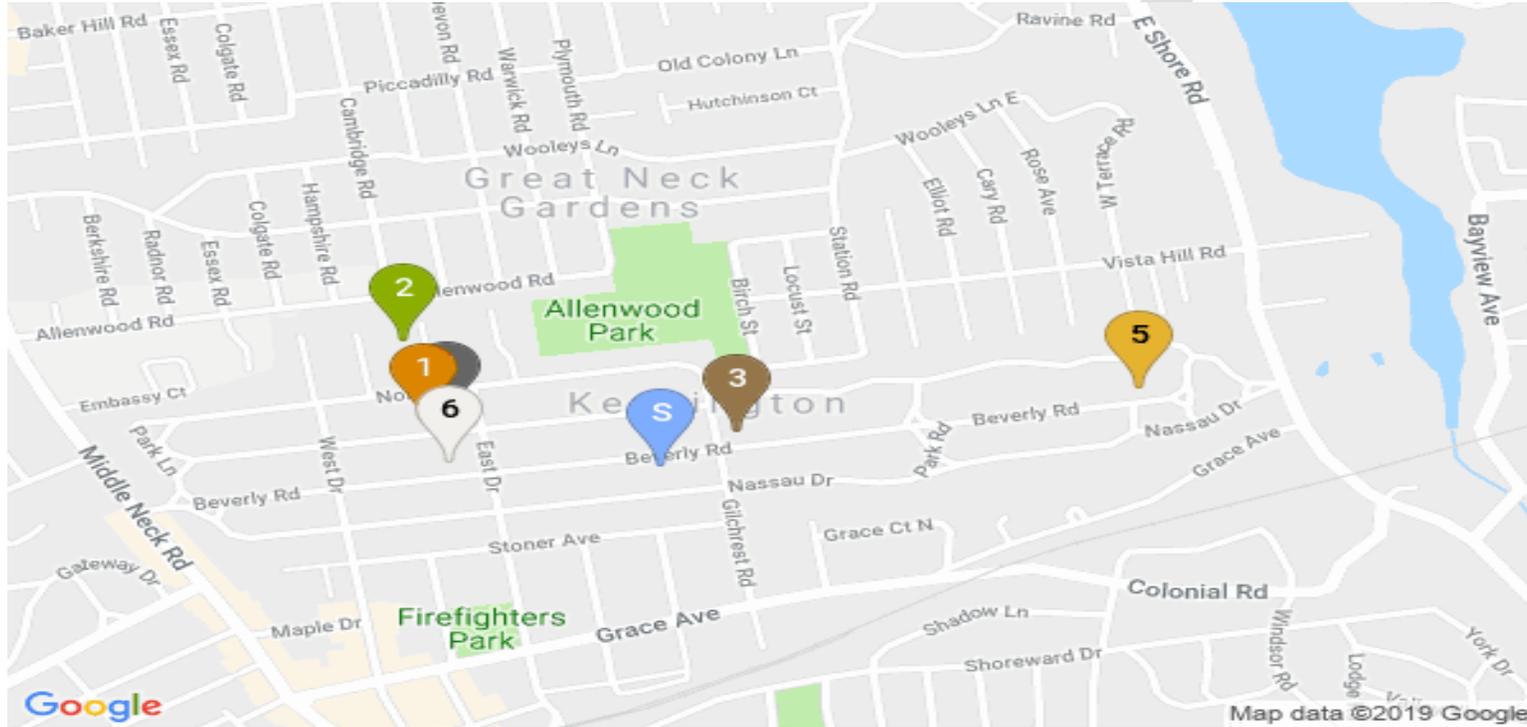
Nassau County Comparable Sales Report

S/B/L: 2/223/404

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	36 BEVERLY RD GREAT NECK, NY 11021	19 ARLEIGH RD GREAT NECK, NY 11021	6 SUTTON CT GREAT NECK, NY 11021	45 BEVERLY RD GREAT NECK, NY 11021
Town/School Dist/Village	NH-2007-KE	NH-2007-KE	NH-2007-KE	NH-2007-KE
Account Number	02223 04040	02217 00510	02352 00430	02225 01080
Sale Date		April 10, 2018	September 6, 2017	December 1, 2016
Sale Price		\$2,250,000	\$2,981,880	\$2,290,000
Time Adjustment Factor		1	1	1.01
Time Adjusted Sale Price		\$2,250,000	\$2,981,880	\$2,307,770
Total % Adjustment		-13.48 %	-15.01 %	-15.39 %
Adjusted Sales Price		\$1,946,790	\$2,534,266	\$1,952,654
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	36 BEVERLY RD GREAT NECK, NY 11021	21 ARLEIGH RD GREAT NECK, NY 11020	77 BEVERLY RD GREAT NECK, NY 11021	21 BEVERLY RD GREAT NECK, NY 11021
Town/School Dist/Village	NH-2007-KE	NH-2007-KE	NH-2007-KE	NH-2007-KE
Account Number	02223 04040	02217 00570	02227 02020	02218 00590
Sale Date		October 12, 2018	October 7, 2016	November 2, 2017
Sale Price		\$1,650,000	\$1,510,000	\$1,658,000
Time Adjustment Factor		1	1.02	1
Time Adjusted Sale Price		\$1,650,000	\$1,545,426	\$1,658,000
Total % Adjustment		23.91 %	13.84 %	15.03 %
Adjusted Sales Price		\$2,044,531	\$1,759,276	\$1,907,137

Nassau County Comparable Sales Report

S/B/L: 2/223/404



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> \$1,932,000 </u>	As of <u> January 2, 2019 </u>
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