

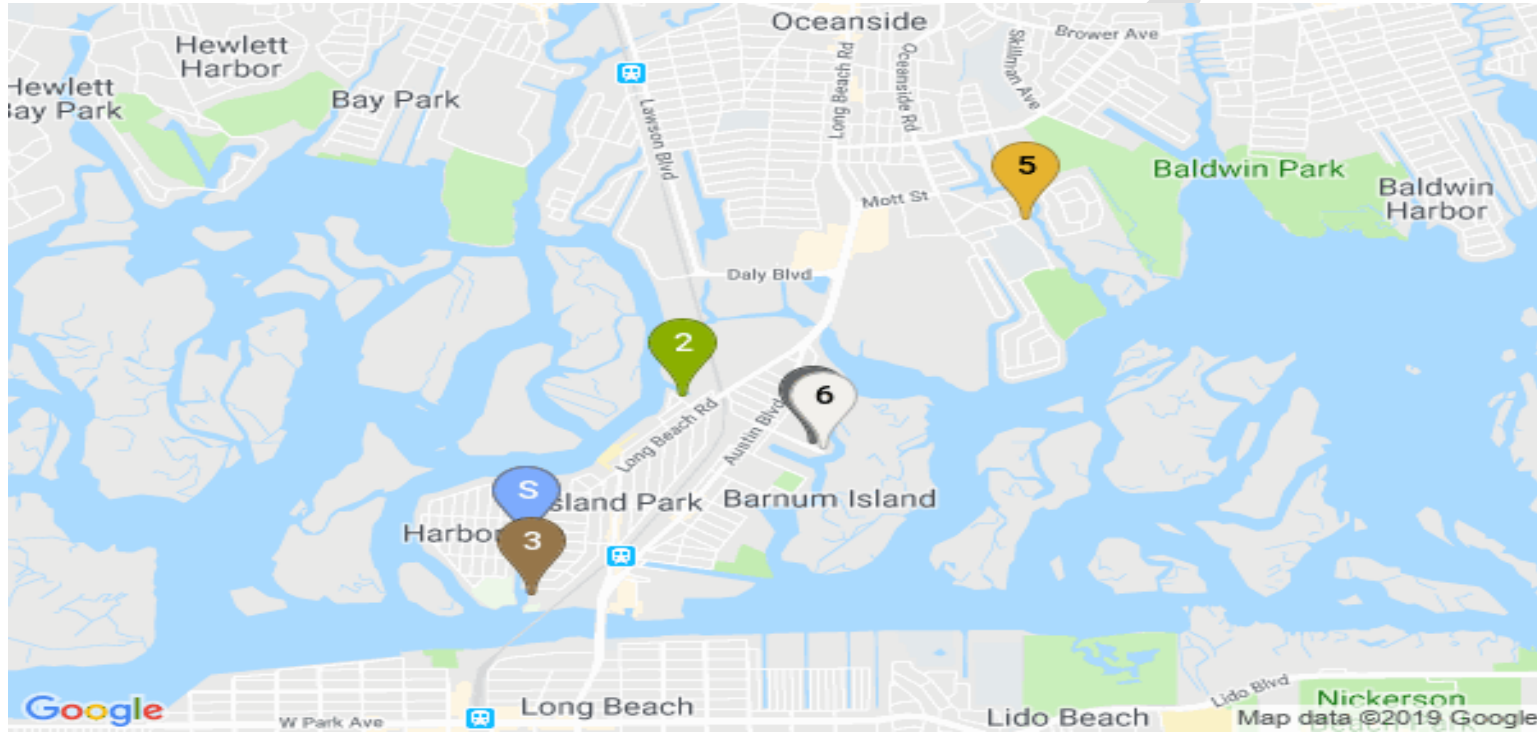
## Nassau County Comparable Sales Report

### S/B/L: 43/38/18

Image Not Found		Image Not Found		
Subject		Sale #1	Sale #2	Sale #3
Property Address	80 SUFFOLK RD ISLAND PARK, NY 11558	80 SUFFOLK RD ISLAND PARK, NY 11558	29 REDFIELD RD ISLAND PARK, NY 11558	4 QUEBEC RD ISLAND PARK, NY
Town/School Dist/Village	H-1031-IP	H-1031-IP	H-1031-IP	H-1031-IP
Account Number	43038 00180	43038 00180	43017 00370	43041 00010
Sale Date		November 7, 2017	July 16, 2018	September 8, 2016
Sale Price		\$639,900	\$720,000	\$840,000
Time Adjustment Factor		1.03	1	1.08
Time Adjusted Sale Price		\$657,095	\$720,000	\$903,540
Total % Adjustment		-1.33 %	-6.88 %	-4.20 %
<b>Adjusted Sales Price</b>		<b>\$648,363</b>	<b>\$670,452</b>	<b>\$865,612</b>
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Subject		Sale #4	Sale #5	Sale #6
Property Address	80 SUFFOLK RD ISLAND PARK, NY 11558	191 SARAGOTA BLVD ISLAND PARK, NY 11558	3639 LORRIE DR OCEANSIDE, NY 11572	217 SARATOGA BLVD ISLAND PARK, NY 11558
Town/School Dist/Village	H-1031-IP	H-1031	H-1011	H-1031
Account Number	43038 00180	43073 02400	60088 00110	43074 00180
Sale Date		August 15, 2018	May 30, 2018	May 23, 2018
Sale Price		\$600,000	\$792,500	\$499,900
Time Adjustment Factor		1	1.01	1.01
Time Adjusted Sale Price		\$600,000	\$798,264	\$503,225
Total % Adjustment		8.84 %	-23.83 %	20.72 %
<b>Adjusted Sales Price</b>		<b>\$653,040</b>	<b>\$608,011</b>	<b>\$607,491</b>

# Nassau County Comparable Sales Report

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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:**           \$640,000          

**As of**                           January 2, 2019