

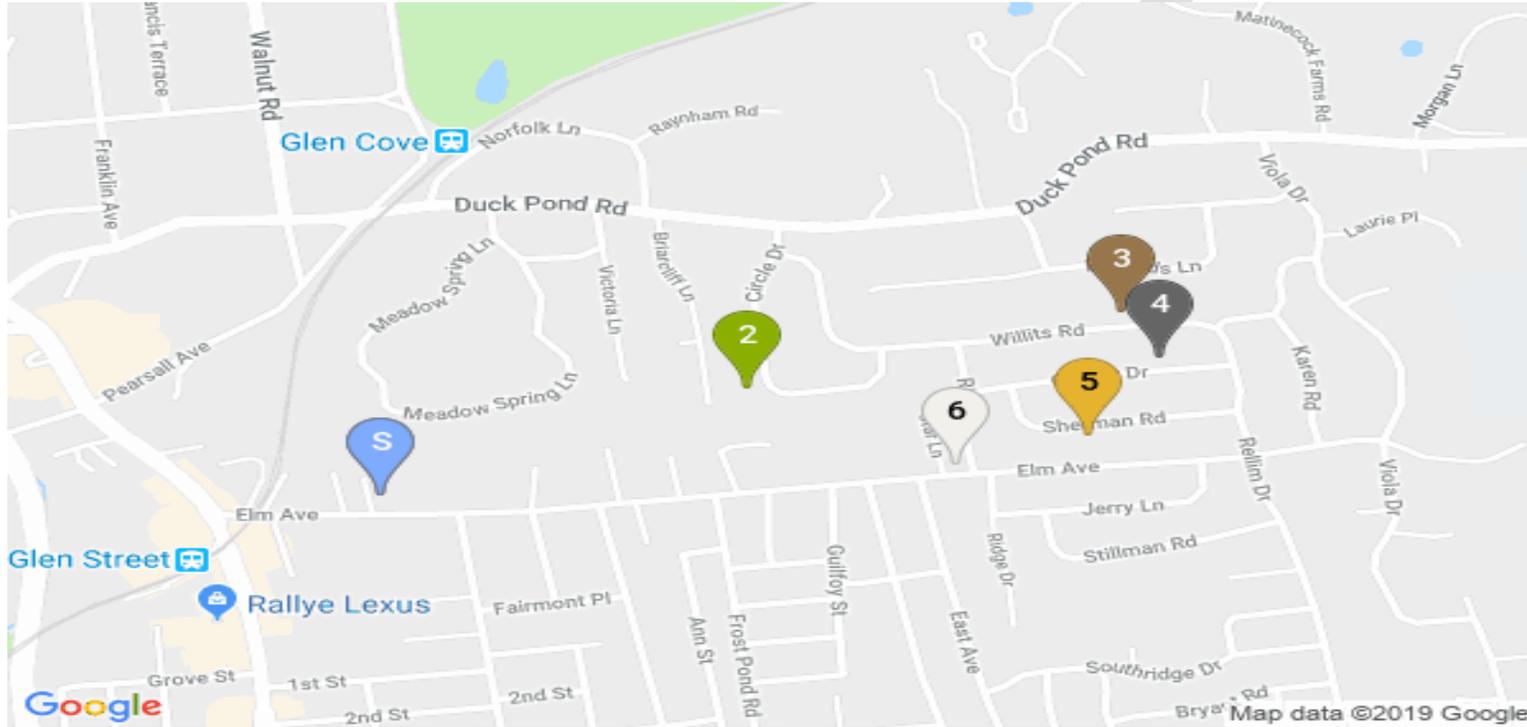
Nassau County Comparable Sales Report

S/B/L: 23/J-1/205

| Image Not Found Subject | Your property has been valued using mass appraisal techniques. | Image Not Found Sale #1 |  Sale #2 |  Sale #3 |
|-----------------------------------|--|-----------------------------------|--|--|
| Property Address | 31 ELM AVE GLEN COVE, NY 11542 | 31 ELM AVE GLEN COVE, NY 11542 | 26 CIRCLE DR GLEN COVE, NY 11542 | 53 WILLITS RD GLEN COVE, NY 11542 |
| Town/School Dist/Village | GC-4005-GLC | GC-4005-GLC | GC-4005-GLC | GC-4005-GLC |
| Account Number | 23 J0102050 | 23 J0102050 | 23056 00150 | 23044 00270 |
| Sale Date | | June 15, 2017 | October 2, 2018 | May 4, 2018 |
| Sale Price | | \$370,000 | \$472,500 | \$520,000 |
| Time Adjustment Factor | | 1 | 1 | 1 |
| Time Adjusted Sale Price | | \$370,000 | \$472,500 | \$520,000 |
| Total % Adjustment | | 7.39 % | -24.77 % | -25.77 % |
| Adjusted Sales Price | | \$397,359 | \$355,469 | \$386,008 |
| Image Not Found Subject | Your property has been valued using mass appraisal techniques. | Image Not Found Sale #4 |  Sale #5 |  Sale #6 |
| Property Address | 31 ELM AVE GLEN COVE, NY 11542 | 17 GRUBER DR GLEN COVE, NY 11542 | 14 SHERMAN RD GLEN COVE, NY 11542 | 20 RIDGE DR GLEN COVE, NY 11542 |
| Town/School Dist/Village | GC-4005-GLC | GC-4005-GLC | GC-4005-GLC | GC-4005-GLC |
| Account Number | 23 J0102050 | 23046 00190 | 23047 00080 | 23056 00390 |
| Sale Date | | August 23, 2017 | August 25, 2017 | November 28, 2016 |
| Sale Price | | \$888,000 | \$495,000 | \$430,000 |
| Time Adjustment Factor | | 1 | 1 | 1 |
| Time Adjusted Sale Price | | \$888,000 | \$495,000 | \$430,000 |
| Total % Adjustment | | -27.91 % | -27.54 % | -26.08 % |
| Adjusted Sales Price | | \$640,199 | \$358,692 | \$317,860 |

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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: \$346,000

As of January 2, 2019