Nassau County Comparable Sales Report S/B/L: 21/251/14

Subject	Your property has been valued using mass appraisal techniques.	Image Not Found	Sale #2	Sale #3
Property Address	17 DONAHUE ST GLEN COVE,	2 RUBY DR GLEN COVE, NY	11 ORIAN PL GLEN COVE, NY	4 PORTER PL GLEN COVE, NY
	NY 11542	11542	11542	11542
Town/School Dist/Village	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC
Account Number	21251 00140	21229 00060	21027 00080	21020 00070
Sale Date		August 29, 2017	February 5, 2015	June 27, 2018
Sale Price		\$473,000	\$355,000	\$507,000
Time Adjustment Factor		1	1.1	1
Time Adjusted Sale Price		\$473,000	\$390,407	\$507,000
Total % Adjustment		15.36 %	3.87 %	-0.70 %
Adjusted Sales Price		\$545,638	\$405,521	\$503,449
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Subject Property Address	17 DONAHUE ST GLEN COVE, NY 11542	Sale #4 34 MC BRADY ST GLEN COVE, NY 11542	Sale #5 133 SEA CLIFF AVE GLEN COVE, NY 11542	Sale #6 19 LEECH CIR GLEN COVE, NY 11542
-		34 MC BRADY ST GLEN COVE, NY	133 SEA CLIFF AVE GLEN COVE,	19 LEECH CIR GLEN COVE, NY
Property Address	NY 11542	34 MC BRADY ST GLEN COVE, NY 11542	133 SEA CLIFF AVE GLEN COVE, NY 11542	19 LEECH CIR GLEN COVE, NY 11542
Property Address Town/School Dist/Village	NY 11542 GC-4005-GLC	34 MC BRADY ST GLEN COVE, NY 11542 GC-4005-GLC	133 SEA CLIFF AVE GLEN COVE, NY 11542 GC-4005-GLC	19 LEECH CIR GLEN COVE, NY 11542 GC-4005-GLC
Property Address Town/School Dist/Village Account Number	NY 11542 GC-4005-GLC	34 MC BRADY ST GLEN COVE, NY 11542 GC-4005-GLC 21229 00440	133 SEA CLIFF AVE GLEN COVE, NY 11542 GC-4005-GLC 21243 00110	19 LEECH CIR GLEN COVE, NY 11542 GC-4005-GLC 21024 00270
Property Address Town/School Dist/Village Account Number Sale Date	NY 11542 GC-4005-GLC	34 MC BRADY ST GLEN COVE, NY 11542 GC-4005-GLC 21229 00440 August 26, 2018	133 SEA CLIFF AVE GLEN COVE, NY 11542 GC-4005-GLC 21243 00110 August 2, 2018	19 LEECH CIR GLEN COVE, NY 11542 GC-4005-GLC 21024 00270 July 13, 2016
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	NY 11542 GC-4005-GLC	34 MC BRADY ST GLEN COVE, NY 11542 GC-4005-GLC 21229 00440 August 26, 2018 \$535,000	133 SEA CLIFF AVE GLEN COVE, NY 11542 GC-4005-GLC 21243 00110 August 2, 2018 \$395,000	19 LEECH CIR GLEN COVE, NY 11542 GC-4005-GLC 21024 00270 July 13, 2016 \$450,000
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	NY 11542 GC-4005-GLC	34 MC BRADY ST GLEN COVE, NY 11542 GC-4005-GLC 21229 00440 August 26, 2018 \$535,000 1	133 SEA CLIFF AVE GLEN COVE, NY 11542 GC-4005-GLC 21243 00110 August 2, 2018 \$395,000 1	19 LEECH CIR GLEN COVE, NY 11542 GC-4005-GLC 21024 00270 July 13, 2016 \$450,000 1.06

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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:	\$494,000	As of	January 2, 2019	
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