

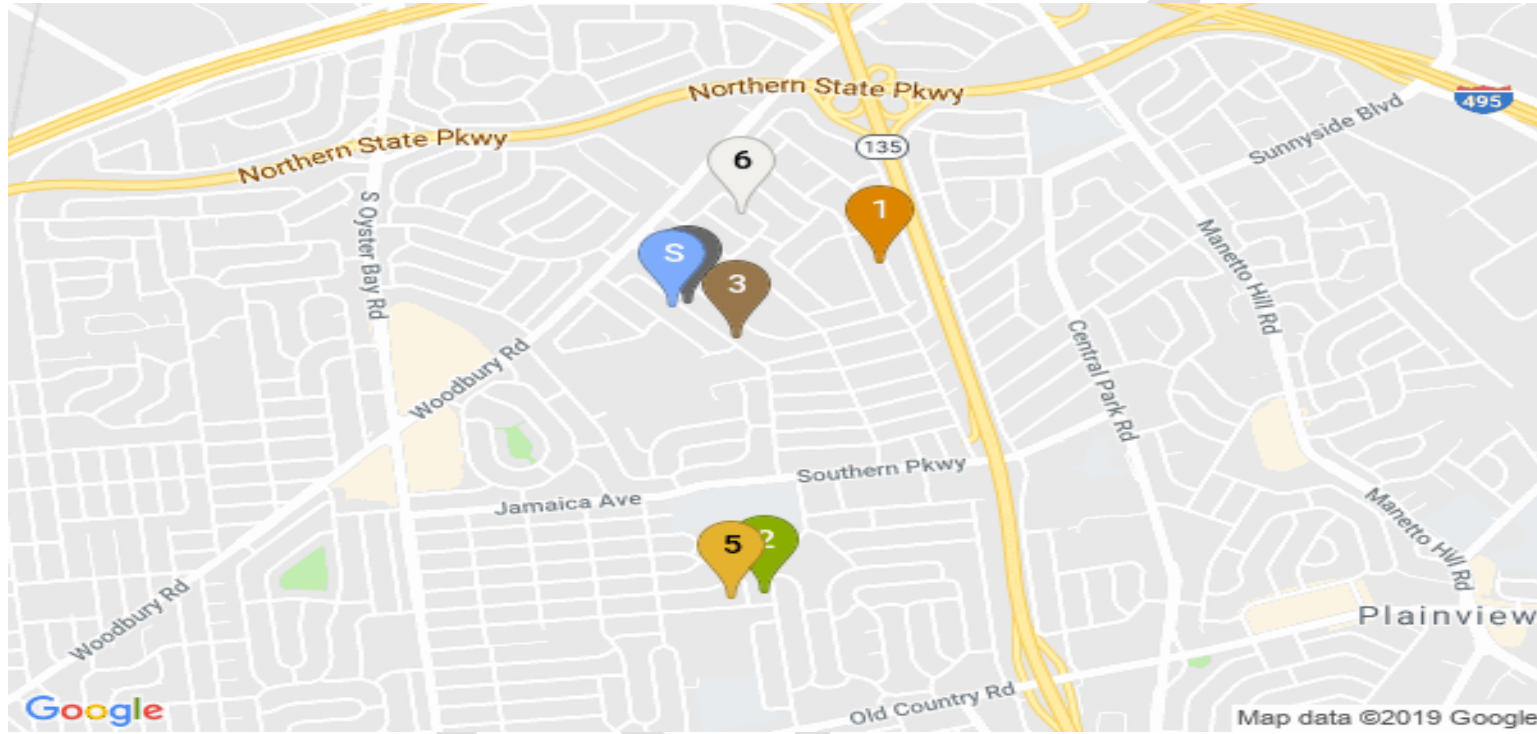
Nassau County Comparable Sales Report

S/B/L: 12/592/8

| | | | | |
|--|--|---|--|--|
|  | Your property has been valued using mass appraisal techniques. |  |  |  |
| Subject | | Sale #1 | Sale #2 | Sale #3 |
| Property Address | 131 NORTHERN PKWY PLAINVIEW, NY 11803 | 67 WINTHROP RD PLAINVIEW, NY 11803 | 49 PASADENA DR PLAINVIEW, NY 11803 | 110 NORTHERN PKWY PLAINVIEW, NY 11803 |
| Town/School Dist/Village | OB-3019 | OB-3019 | OB-3019 | OB-3019 |
| Account Number | 12592 00080 | 12566 00230 | 12467 00150 | 12539 00380 |
| Sale Date | | June 28, 2018 | September 20, 2017 | August 22, 2018 |
| Sale Price | | \$750,000 | \$750,000 | \$789,000 |
| Time Adjustment Factor | | 1 | 1.05 | 1 |
| Time Adjusted Sale Price | | \$753,713 | \$787,963 | \$789,000 |
| Total % Adjustment | | 0.56 % | 2.22 % | -2.25 % |
| Adjusted Sales Price | | \$757,925 | \$805,480 | \$771,258 |
|  | Your property has been valued using mass appraisal techniques. |  |  |  |
| Subject | | Sale #4 | Sale #5 | Sale #6 |
| Property Address | 131 NORTHERN PKWY PLAINVIEW, NY 11803 | 128 NORTHERN PKWY PLAINVIEW, NY 11803 | 98 NASSAU AVE PLAINVIEW, NY 11803 | 30 IRENE LA E PLAINVIEW, NY 11803 |
| Town/School Dist/Village | OB-3019 | OB-3019 | OB-3019 | OB-3019 |
| Account Number | 12592 00080 | 12539 00290 | 12026 00370 | 12488 00130 |
| Sale Date | | October 20, 2015 | July 6, 2018 | October 2, 2018 |
| Sale Price | | \$630,000 | \$670,000 | \$640,000 |
| Time Adjustment Factor | | 1.17 | 1 | 1 |
| Time Adjusted Sale Price | | \$738,355 | \$670,000 | \$640,000 |
| Total % Adjustment | | -2.11 % | 0.50 % | 7.03 % |
| Adjusted Sales Price | | \$722,806 | \$673,355 | \$685,010 |

Nassau County Comparable Sales Report

S/B/L: 12/592/8



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> \$686,000 </u> | As of <u> January 2, 2019 </u> |
|---|---|