

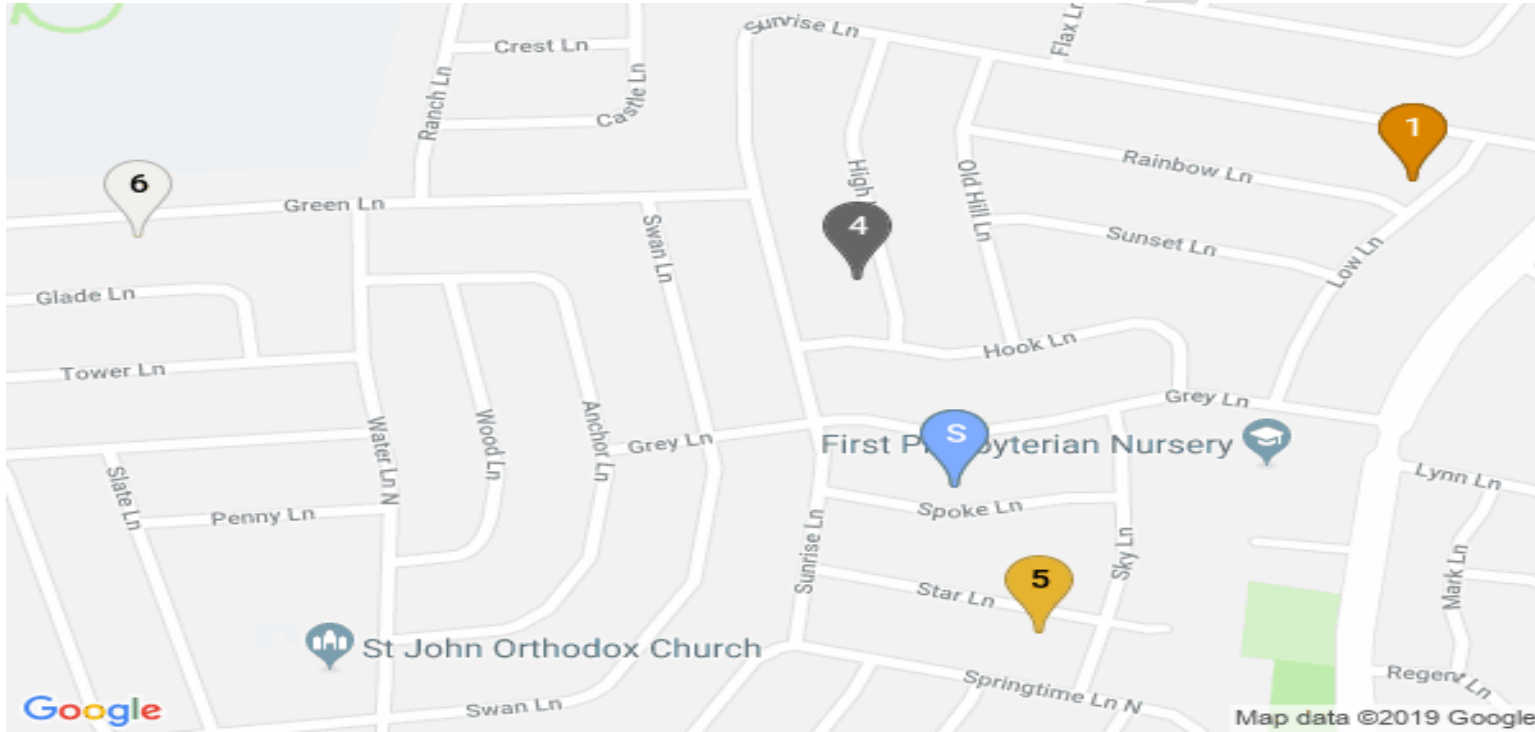
# Nassau County Comparable Sales Report

## S/B/L: 51/247/16

| <br><b>Subject</b>  | <p>Your property has been valued using mass appraisal techniques.</p> | <p style="text-align: center; font-size: 2em;">Image<br/>Not<br/>Found</p>                            | <br><b>Sale #2</b>  | <p style="text-align: center; font-size: 2em;">Image<br/>Not<br/>Found</p>                             |
|--|---|---|--|--|
| Property Address   | 15 SPOKE LN LEVITTOWN, NY 11756                                       | 49 RAINBOW LN LEVITTOWN, NY 11756   | 15 SPOKE LN LEVITTOWN, NY 11756  | 49 RAINBOW LN LEVITTOWN, NY 11756  |
| Town/School Dist/Village   | H-1005  | H-1005  | H-1005   | H-1005   |
| Account Number   | 51247 00160   | 51241 00190   | 51247 00160  | 51241 00190  |
| Sale Date  |   | December 22, 2017   | October 1, 2013  | July 11, 2016  |
| Sale Price   |   | \$530,000   | \$365,500  | \$500,000  |
| Time Adjustment Factor   |   | 1.04  | 1.26   | 1.13   |
| Time Adjusted Sale Price   |   | \$548,640   | \$459,724  | \$562,751  |
| Total % Adjustment   |   | 1.96 %  | 0.00 %   | 1.96 %   |
| <b>Adjusted Sales Price</b>  |   | <b>\$559,367</b>  | <b>\$459,724</b>   | <b>\$573,754</b>   |
| <br><b>Subject</b> | <p>Your property has been valued using mass appraisal techniques.</p> | <br><b>Sale #4</b> | <br><b>Sale #5</b> | <br><b>Sale #6</b> |
| Property Address   | 15 SPOKE LN LEVITTOWN, NY 11756                                       | 38 HIGH LN LEVITTOWN, NY 11756  | 28 STAR LN LEVITTOWN, NY 11756   | 24 GREEN LN LEVITTOWN, NY 11756  |
| Town/School Dist/Village   | H-1005  | H-1005  | H-1005   | H-1005   |
| Account Number   | 51247 00160   | 51245 00160   | 51249 00090  | 51176 00080  |
| Sale Date  |   | August 15, 2018   | June 8, 2018   | June 26, 2017  |
| Sale Price   |   | \$522,210   | \$549,000  | \$413,000  |
| Time Adjustment Factor   |   | 1   | 1  | 1.07   |
| Time Adjusted Sale Price   |   | \$522,210   | \$551,718  | \$440,380  |
| Total % Adjustment   |   | 5.10 %  | -5.24 %  | 11.21 %  |
| <b>Adjusted Sales Price</b>  |   | <b>\$548,855</b>  | <b>\$522,811</b>   | <b>\$489,731</b>   |

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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:**           \$533,000          

**As of**           January 2, 2019