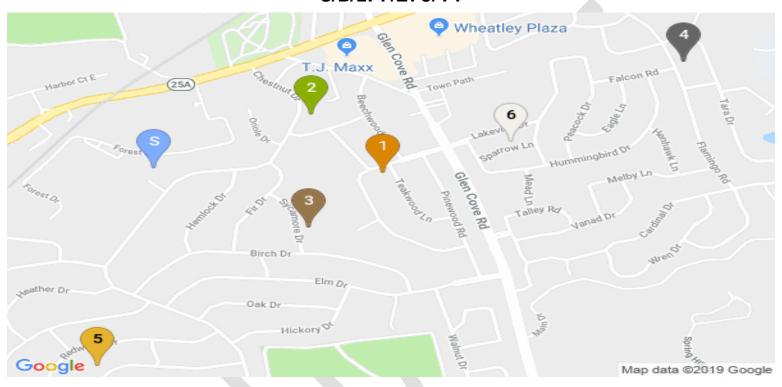
## Nassau County Comparable Sales Report S/B/L: 7/273/14

Image Not Found	Your property has been valued using mass appraisal techniques.		Image Not Found	Image Not Found
Subject		Sale #1	Sale #2	Sale #3
Property Address	15 LAWN DR ROSLYN, NY 11576	2 TEAKWOOD LN ROSLYN, NY 11576	55 CHESTNUT DR ROSLYN, NY 11576	125 SYCAMORE DR ROSLYN, NY 11576
Town/School Dist/Village	NH-2003-EH	NH-2003-EH	NH-2003-EH	NH-2003-EH
Account Number	07273 00140	07250 00020	07195 00120	07249 00530
Sale Date		September 7, 2017	May 2, 2017	July 5, 2017
Sale Price		\$1,200,000	\$1,300,000	\$1,350,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$1,200,000	\$1,300,000	\$1,350,000
Total % Adjustment		-1.75 %	5.97 %	-1.95 %
Adimeted Calas Dates		\$1,179,040	\$1,377,602	\$1,323,640
Adjusted Sales Price		31,173,040	\$1,377,602	\$1,525,040
Image Not Found	Your property has been valued using mass appraisal techniques.		Image Not Found	H
Image Not Found	valued using mass appraisal techniques.	Sale #4	Image Not Found	Sale #6
Image Not Found Subject Property Address	valued using mass appraisal		Image Not Found	Sale #6
Image Not Found	valued using mass appraisal techniques.  15 LAWN DR ROSLYN, NY	Sale #4 6 FLAMINGO RD ROSLYN, NY	Image Not Found	Sale #6 9 SPARROW LN ROSLYN, NY
Image Not Found Subject Property Address	valued using mass appraisal techniques.  15 LAWN DR ROSLYN, NY 11576	Sale #4 6 FLAMINGO RD ROSLYN, NY 11576	Image Not Found Sale #5 80 PEACH DR ROSLYN, NY 11576	Sale #6 9 SPARROW LN ROSLYN, NY 11576
Image Not Found Subject Property Address Town/School Dist/Village	valued using mass appraisal techniques.  15 LAWN DR ROSLYN, NY 11576  NH-2003-EH	Sale #4 6 FLAMINGO RD ROSLYN, NY 11576 NH-2003-EH	Image Not Found Sale #5  80 PEACH DR ROSLYN, NY 11576	Sale #6 9 SPARROW LN ROSLYN, NY 11576 NH-2003-EH
Image Not Found Subject Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques.  15 LAWN DR ROSLYN, NY 11576  NH-2003-EH	Sale #4 6 FLAMINGO RD ROSLYN, NY 11576 NH-2003-EH 19037 00030	Image Not Found Sale #5 80 PEACH DR ROSLYN, NY 11576 NH-2003-EH 07296 00050	Sale #6  9 SPARROW LN ROSLYN, NY 11576  NH-2003-EH 19033 00060
Image Not Found Subject Property Address  Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques.  15 LAWN DR ROSLYN, NY 11576  NH-2003-EH	Sale #4 6 FLAMINGO RD ROSLYN, NY 11576  NH-2003-EH 19037 00030 August 22, 2016	Image Not Found Sale #5 80 PEACH DR ROSLYN, NY 11576  NH-2003-EH 07296 00050 August 15, 2017	Sale #6 9 SPARROW LN ROSLYN, NY 11576  NH-2003-EH 19033 00060 August 23, 2017
Image Not Found Subject Property Address  Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques.  15 LAWN DR ROSLYN, NY 11576  NH-2003-EH	Sale #4  6 FLAMINGO RD ROSLYN, NY 11576  NH-2003-EH 19037 00030 August 22, 2016 \$1,625,000	Image Not Found Sale #5  80 PEACH DR ROSLYN, NY 11576  NH-2003-EH 07296 00050 August 15, 2017 \$1,572,500	Sale #6  9 SPARROW LN ROSLYN, NY 11576  NH-2003-EH 19033 00060 August 23, 2017 \$995,000
Image Not Found Subject Property Address  Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques.  15 LAWN DR ROSLYN, NY 11576  NH-2003-EH	Sale #4  6 FLAMINGO RD ROSLYN, NY 11576  NH-2003-EH 19037 00030 August 22, 2016 \$1,625,000 1.02	Image Not Found Sale #5  80 PEACH DR ROSLYN, NY 11576  NH-2003-EH 07296 00050 August 15, 2017 \$1,572,500 1	Sale #6  9 SPARROW LN ROSLYN, NY 11576  NH-2003-EH 19033 00060 August 23, 2017 \$995,000 1

## Nassau County Comparable Sales Report S/B/L: 7/273/14



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: \$1,317,000 As of January 2, 2019