

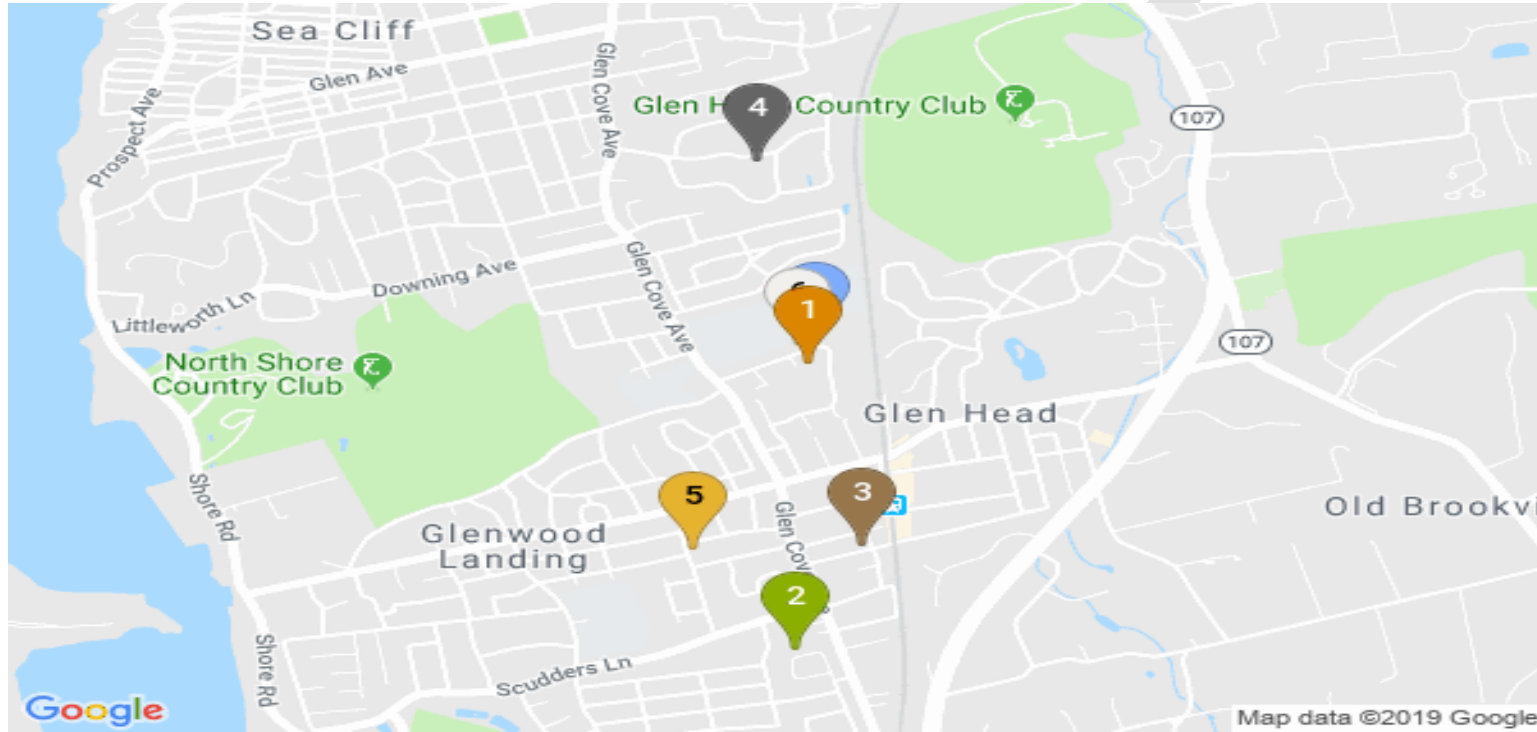
Nassau County Comparable Sales Report

S/B/L: 21/232/1

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	57 TODD DR GLEN HEAD, NY 11545	8 TODD CT GLEN HEAD, NY 11545	21 HAMILTON SQ GLEN HEAD, NY 11545	20 LOCUST AVE GLEN HEAD, NY 11545
Town/School Dist/Village	OB-3001	OB-3001	OB-3001	OB-3002
Account Number	21232 00010	21226 00260	20079 00210	20065 01820
Sale Date		October 23, 2017	February 12, 2018	November 30, 2017
Sale Price		\$725,000	\$833,250	\$859,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$725,000	\$833,250	\$859,000
Total % Adjustment		17.49 %	18.07 %	-0.27 %
Adjusted Sales Price		\$851,833	\$983,811	\$856,658
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	57 TODD DR GLEN HEAD, NY 11545	15 CENTRAL DR GLEN HEAD, NY 11545	16 ORCHARD ST GLEN HEAD, NY 11545	59 TODD DR GLEN HEAD, NY 11545
Town/School Dist/Village	OB-3001	OB-3001	OB-3001	OB-3001
Account Number	21232 00010	21202 02850	20058 08220	21231 00110
Sale Date		September 1, 2016	September 21, 2018	June 28, 2017
Sale Price		\$890,000	\$755,000	\$818,000
Time Adjustment Factor		1.01	1	1
Time Adjusted Sale Price		\$902,447	\$755,000	\$818,000
Total % Adjustment		-0.63 %	5.80 %	-15.02 %
Adjusted Sales Price		\$896,752	\$798,822	\$695,099

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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: <u> \$812,000 </u>	As of <u> January 2, 2019 </u>
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