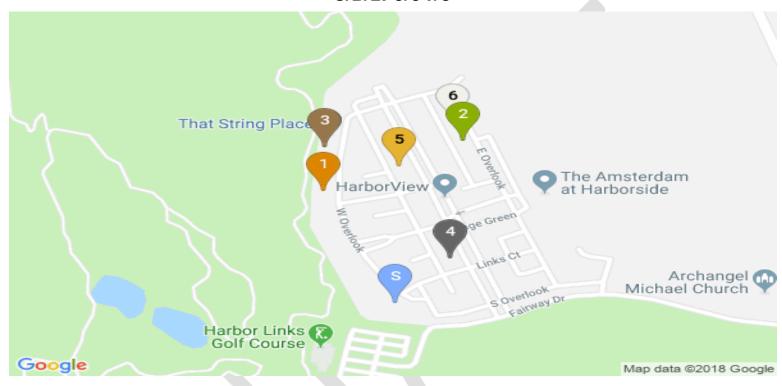
Nassau County Comparable Sales Report S/B/L: 6/91/3

				and the same of th
Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	9 W OVERLOOK PORT	69 W OVERLOOK PORT	323 E OVERLOOK PORT	95 W OVERLOOK PORT
Troperty riadices	WASHINGTON, NY 11050	WASHINGTON, NY 11050	WASHINGTON, NY 11050	WASHINGTON, NY 11050
Town/School Dist/Village	NH-2004	NH-2004	NH-2004	NH-2004
Account Number	06091 00030	06091 00160	06091 01180	06091 00210
Sale Date		August 30, 2018	January 12, 2018	November 9, 2015
Sale Price		\$1,560,000	\$999,500	\$1,550,000
Time Adjustment Factor		1	1.01	1.08
Time Adjusted Sale Price		\$1,560,000	\$1,013,312	\$1,678,120
Total % Adjustment		-18.37 %	15.09 %	-18.37 %
Adjusted Sales Price		\$1,273,426	\$1,166,175	\$1,369,847
Adjusted Sales Trice		Ψ±)±75) 1.28	\$2,200,270	ψ <u>2</u> /2005/017
Subject	Your property has been valued using mass appraisal techniques.	Sale #4	\$2 200 2	Sale #6
	valued using mass appraisal			
Subject	valued using mass appraisal techniques. 9 W OVERLOOK PORT WASHINGTON, NY 11050 NH-2004	Sale #4 169 HARBOR VIEW DR PORT WASHINGTON, NY 11050 NH-2004	Sale #5 231 HARBOR VIEW DR PORT WASHINGTON, NY 11050 NH-2004	Sale #6 339 EAST OVERLOOK PORT WASHINGTON, NY 11050 NH-2004
Subject Property Address	valued using mass appraisal techniques. 9 W OVERLOOK PORT WASHINGTON, NY 11050	Sale #4 169 HARBOR VIEW DR PORT WASHINGTON, NY 11050	Sale #5 231 HARBOR VIEW DR PORT WASHINGTON, NY 11050	Sale #6 339 EAST OVERLOOK PORT WASHINGTON, NY 11050
Subject Property Address Town/School Dist/Village	valued using mass appraisal techniques. 9 W OVERLOOK PORT WASHINGTON, NY 11050 NH-2004	Sale #4 169 HARBOR VIEW DR PORT WASHINGTON, NY 11050 NH-2004	Sale #5 231 HARBOR VIEW DR PORT WASHINGTON, NY 11050 NH-2004	Sale #6 339 EAST OVERLOOK PORT WASHINGTON, NY 11050 NH-2004
Subject Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 9 W OVERLOOK PORT WASHINGTON, NY 11050 NH-2004	Sale #4 169 HARBOR VIEW DR PORT WASHINGTON, NY 11050 NH-2004 06091 00610	Sale #5 231 HARBOR VIEW DR PORT WASHINGTON, NY 11050 NH-2004 06091 00730	Sale #6 339 EAST OVERLOOK PORT WASHINGTON, NY 11050 NH-2004 06091 01210
Subject Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 9 W OVERLOOK PORT WASHINGTON, NY 11050 NH-2004	Sale #4 169 HARBOR VIEW DR PORT WASHINGTON, NY 11050 NH-2004 06091 00610 February 1, 2017	Sale #5 231 HARBOR VIEW DR PORT WASHINGTON, NY 11050 NH-2004 06091 00730 October 15, 2018	Sale #6 339 EAST OVERLOOK PORT WASHINGTON, NY 11050 NH-2004 06091 01210 February 23, 2017
Subject Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 9 W OVERLOOK PORT WASHINGTON, NY 11050 NH-2004	Sale #4 169 HARBOR VIEW DR PORT WASHINGTON, NY 11050 NH-2004 06091 00610 February 1, 2017 \$1,150,000	Sale #5 231 HARBOR VIEW DR PORT WASHINGTON, NY 11050 NH-2004 06091 00730 October 15, 2018 \$1,020,000	Sale #6 339 EAST OVERLOOK PORT WASHINGTON, NY 11050 NH-2004 06091 01210 February 23, 2017 \$912,000
Subject Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 9 W OVERLOOK PORT WASHINGTON, NY 11050 NH-2004	Sale #4 169 HARBOR VIEW DR PORT WASHINGTON, NY 11050 NH-2004 06091 00610 February 1, 2017 \$1,150,000 1.04	Sale #5 231 HARBOR VIEW DR PORT WASHINGTON, NY 11050 NH-2004 06091 00730 October 15, 2018 \$1,020,000 1	Sale #6 339 EAST OVERLOOK PORT WASHINGTON, NY 11050 NH-2004 06091 01210 February 23, 2017 \$912,000 1.04

Nassau County Comparable Sales Report S/B/L: 6/91/3



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: \$1,200,000 As of January 2, 2019