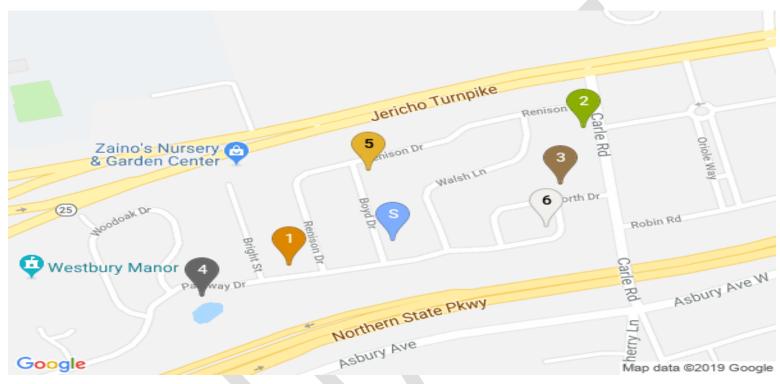
Nassau County Comparable Sales Report S/B/L: 10/311/16

| Subject | Your property has been valued using mass appraisal techniques. | Sale #1 | Sale #2 | Sale #3 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| Property Address | 52 BOYD DR WESTBURY, NY | 145 PARKWAY DR WESTBURY, | 571 CARLE RD WESTBURY, NY | 21 NORTH DR WESTBURY, NY |
| | 11590 | NY 11590 | 11590 | 11590 |
| Town/School Dist/Village | NH-2011-WE | NH-2011-WE | NH-2011-WE | NH-2011-WE |
| Account Number | 10311 00160 | 10309 00280 | 10310 00050 | 10310 00270 |
| Sale Date | | April 13, 2018 | August 31, 2017 | August 30, 2017 |
| Sale Price | | \$550,000 | \$390,000 | \$545,000 |
| Time Adjustment Factor | | 1.01 | 1.06 | 1.06 |
| Time Adjusted Sale Price | | \$558,208 | \$411,769 | \$575,421 |
| Total % Adjustment | | 2.28 % | 10.29 % | 6.10 % |
| Adjusted Sales Price | | \$570,917 | \$454,141 | \$610,532 |
| AND THE PROPERTY OF THE PARTY O | | | 1 20/15/4/ | TAME DAMPE V |
| Subject | Your property has been valued using mass appraisal techniques. | Sale #4 | Sale #5 | Sale #6 |
| Subject Property Address | valued using mass appraisal | Sale #4 196 PARKWAY DR WESTBURY, NY 11590 | Sale #5 6 BOYD DR WESTBURY, NY 11590 | Sale #6 15 PARKWAY DR WESTBURY, NY 11590 |
| - | valued using mass appraisal techniques. 52 BOYD DR WESTBURY, NY | 196 PARKWAY DR WESTBURY, | 6 BOYD DR WESTBURY, NY | 15 PARKWAY DR WESTBURY, NY |
| Property Address | valued using mass appraisal techniques. 52 BOYD DR WESTBURY, NY 11590 | 196 PARKWAY DR WESTBURY, NY 11590 | 6 BOYD DR WESTBURY, NY 11590 | 15 PARKWAY DR WESTBURY, NY 11590 |
| Property Address Town/School Dist/Village | valued using mass appraisal techniques. 52 BOYD DR WESTBURY, NY 11590 NH-2011-WE | 196 PARKWAY DR WESTBURY, NY 11590 NH-2011-WE | 6 BOYD DR WESTBURY, NY 11590 NH-2011-WE | 15 PARKWAY DR WESTBURY, NY 11590 NH-2011-WE |
| Property Address Town/School Dist/Village Account Number | valued using mass appraisal techniques. 52 BOYD DR WESTBURY, NY 11590 NH-2011-WE | 196 PARKWAY DR WESTBURY, NY 11590 NH-2011-WE 10312 00310 | 6 BOYD DR WESTBURY, NY 11590 NH-2011-WE 10311 00100 | 15 PARKWAY DR WESTBURY, NY 11590 NH-2011-WE 10315 00040 |
| Property Address Town/School Dist/Village Account Number Sale Date | valued using mass appraisal techniques. 52 BOYD DR WESTBURY, NY 11590 NH-2011-WE | 196 PARKWAY DR WESTBURY, NY 11590 NH-2011-WE 10312 00310 March 21, 2018 | 6 BOYD DR WESTBURY, NY 11590 NH-2011-WE 10311 00100 December 17, 2014 | 15 PARKWAY DR WESTBURY, NY 11590 NH-2011-WE 10315 00040 August 15, 2013 |
| Property Address Town/School Dist/Village Account Number Sale Date Sale Price | valued using mass appraisal techniques. 52 BOYD DR WESTBURY, NY 11590 NH-2011-WE | 196 PARKWAY DR WESTBURY, NY 11590 NH-2011-WE 10312 00310 March 21, 2018 \$765,000 | 6 BOYD DR WESTBURY, NY 11590 NH-2011-WE 10311 00100 December 17, 2014 \$507,500 | 15 PARKWAY DR WESTBURY, NY 11590 NH-2011-WE 10315 00040 August 15, 2013 \$479,000 |
| Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor | valued using mass appraisal techniques. 52 BOYD DR WESTBURY, NY 11590 NH-2011-WE | 196 PARKWAY DR WESTBURY, NY 11590 NH-2011-WE 10312 00310 March 21, 2018 \$765,000 1.02 | 6 BOYD DR WESTBURY, NY 11590 NH-2011-WE 10311 00100 December 17, 2014 \$507,500 1.21 | 15 PARKWAY DR WESTBURY, NY 11590 NH-2011-WE 10315 00040 August 15, 2013 \$479,000 1.26 |

Nassau County Comparable Sales Report S/B/L: 10/311/16



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: | \$599,000 | As of | January 2, 2019 | |
|-----------------------|-----------|-------|-----------------|--|
| | | | | |