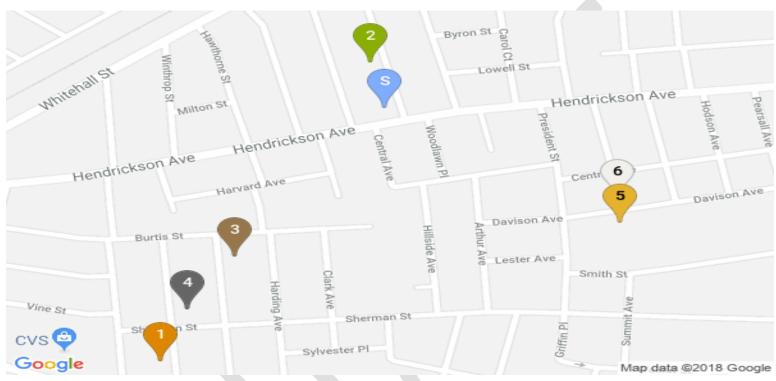
Nassau County Comparable Sales Report S/B/L: 37/63/202

| Subject | Your property has been valued using mass appraisal techniques. | Sale #1 | Sale #2 | Sale #3 |
|---|--|--|---|--|
| Property Address | 10 FENIMORE ST LYNBROOK, | 21 WILSON AVE LYNBROOK, NY | 36 FENIMORE ST LYNBROOK, NY | 82 TAFT AVE LYNBROOK, NY |
| | NY 11563 | 11563 | 11563 | 11563 |
| Town/School Dist/Village | H-1020-LYN | H-1020-LYN | H-1020-LYN | H-1020-LYN |
| Account Number | 37063 02020 | 37280 03230 | 37063 01240 | 37273 01820 |
| Sale Date | | April 17, 2018 | June 7, 2018 | March 2, 2018 |
| Sale Price | | \$575,000 | \$30,000 | \$490,000 |
| Time Adjustment Factor | | 1.02 | 1.01 | 1.03 |
| Time Adjusted Sale Price | | \$586,478 | \$30,198 | \$503,084 |
| Total % Adjustment | | 9.97 % | 9.92 % | 16.32 % |
| Adjusted Sales Price | | \$644,921 | \$33,194 | \$585,164 |
| - | | | | |
| Subject | Your property has been valued using mass appraisal techniques. | 9/20/10 Sale #4 | Sale #5 | Image Not Found |
| | valued using mass appraisal | Sale #4 46 WILSON AVE LYNBROOK, NY 11563 | Sale #5 152 DAVISON AVE LYNBROOK, NY 11563 | Not Found |
| Subject | valued using mass appraisal techniques. 10 FENIMORE ST LYNBROOK, | 46 WILSON AVE LYNBROOK, NY | 152 DAVISON AVE LYNBROOK, | Not Found Sale #6 |
| Subject Property Address | valued using mass appraisal techniques. 10 FENIMORE ST LYNBROOK, NY 11563 | 46 WILSON AVE LYNBROOK, NY 11563 | 152 DAVISON AVE LYNBROOK, NY 11563 | Not Found Sale #6 145 DAVISON AVE LYNBROOK, NY 11563 |
| Subject Property Address Town/School Dist/Village | valued using mass appraisal techniques. 10 FENIMORE ST LYNBROOK, NY 11563 H-1020-LYN | 46 WILSON AVE LYNBROOK, NY 11563 H-1020-LYN | 152 DAVISON AVE LYNBROOK, NY 11563 H-1020-LYN | Not Found Sale #6 145 DAVISON AVE LYNBROOK, NY 11563 H-1020-LYN |
| Subject Property Address Town/School Dist/Village Account Number Sale Date Sale Price | valued using mass appraisal techniques. 10 FENIMORE ST LYNBROOK, NY 11563 H-1020-LYN | 46 WILSON AVE LYNBROOK, NY 11563 H-1020-LYN 37276 02130 | 152 DAVISON AVE LYNBROOK, NY 11563 H-1020-LYN 37252 00510 | Not Found Sale #6 145 DAVISON AVE LYNBROOK, NY 11563 H-1020-LYN 37246 00700 |
| Subject Property Address Town/School Dist/Village Account Number Sale Date | valued using mass appraisal techniques. 10 FENIMORE ST LYNBROOK, NY 11563 H-1020-LYN | 46 WILSON AVE LYNBROOK, NY 11563 H-1020-LYN 37276 02130 August 17, 2018 | 152 DAVISON AVE LYNBROOK, NY 11563 H-1020-LYN 37252 00510 August 25, 2017 | Not Found Sale #6 145 DAVISON AVE LYNBROOK, NY 11563 H-1020-LYN 37246 00700 December 4, 2013 |
| Subject Property Address Town/School Dist/Village Account Number Sale Date Sale Price | valued using mass appraisal techniques. 10 FENIMORE ST LYNBROOK, NY 11563 H-1020-LYN | 46 WILSON AVE LYNBROOK, NY 11563 H-1020-LYN 37276 02130 August 17, 2018 \$735,000 | 152 DAVISON AVE LYNBROOK, NY 11563 H-1020-LYN 37252 00510 August 25, 2017 \$489,000 | Not Found Sale #6 145 DAVISON AVE LYNBROOK, NY 11563 H-1020-LYN 37246 00700 December 4, 2013 \$438,000 |
| Subject Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor | valued using mass appraisal techniques. 10 FENIMORE ST LYNBROOK, NY 11563 H-1020-LYN | 46 WILSON AVE LYNBROOK, NY 11563 H-1020-LYN 37276 02130 August 17, 2018 \$735,000 | 152 DAVISON AVE LYNBROOK, NY 11563 H-1020-LYN 37252 00510 August 25, 2017 \$489,000 1.08 | Not Found Sale #6 145 DAVISON AVE LYNBROOK, NY 11563 H-1020-LYN 37246 00700 December 4, 2013 \$438,000 1.27 |

Nassau County Comparable Sales Report S/B/L: 37/63/202



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: | \$656,000 | As of | January 2, 2019 | |
|-----------------------|-----------|-------|-----------------|--|
| | | | | |