

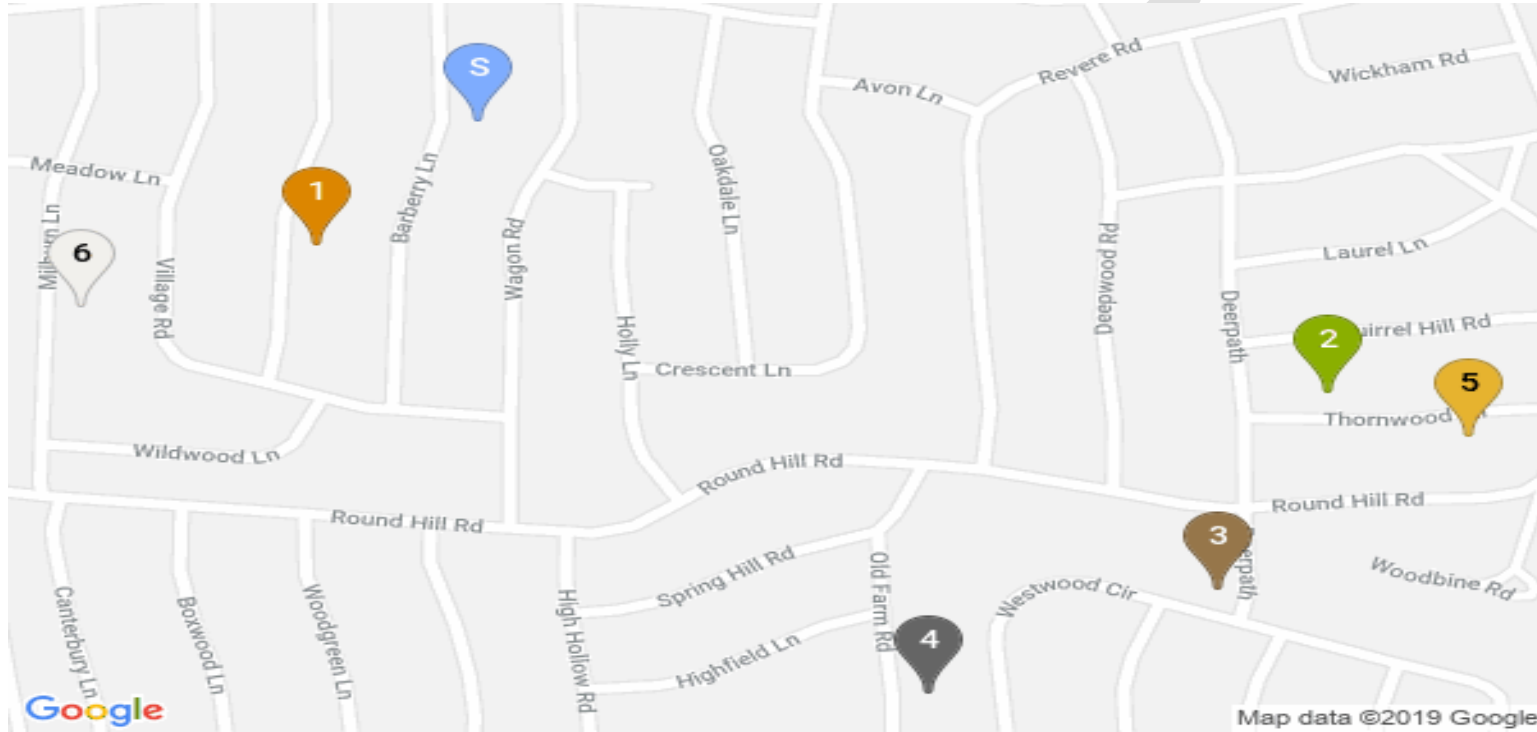
Nassau County Comparable Sales Report

S/B/L: 7/130/25

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	38 BARBERRY LN ROSLYN HEIGHTS, NY 11577	96 MAGNOLIA LN ROSLYN HEIGHTS, NY 11577	55 THORNWOOD LN ROSLYN HEIGHTS, NY 11577	145 DEERPATH ROSLYN HEIGHTS, NY 11577
Town/School Dist/Village	NH-2003-EH	NH-2003-EH	NH-2003-EH	NH-2003-EH
Account Number	07130 00250	07129 00200	07107 00500	07145 01840
Sale Date		August 2, 2018	December 28, 2016	August 29, 2017
Sale Price		\$1,155,000	\$1,355,000	\$995,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$1,155,000	\$1,355,000	\$995,000
Total % Adjustment		8.35 %	2.37 %	3.40 %
Adjusted Sales Price		\$1,251,463	\$1,387,046	\$1,028,819
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	38 BARBERRY LN ROSLYN HEIGHTS, NY 11577	68 OLD FARM RD ROSLYN HEIGHTS, NY 11577	22 THORWOOD LN ROSLYN HEIGHTS, NY 11577	96 MILBURN LN ROSLYN HEIGHTS, NY 11577
Town/School Dist/Village	NH-2003-EH	NH-2003-EH	NH-2003-EH	NH-2003-EH
Account Number	07130 00250	07145 01740	07108 00310	07137 00200
Sale Date		March 28, 2017	August 28, 2017	September 13, 2018
Sale Price		\$1,125,000	\$1,125,000	\$894,500
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$1,125,000	\$1,125,000	\$894,500
Total % Adjustment		10.69 %	6.99 %	6.85 %
Adjusted Sales Price		\$1,245,236	\$1,203,659	\$955,749

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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> \$1,158,000 </u>	As of <u> January 2, 2019 </u>
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