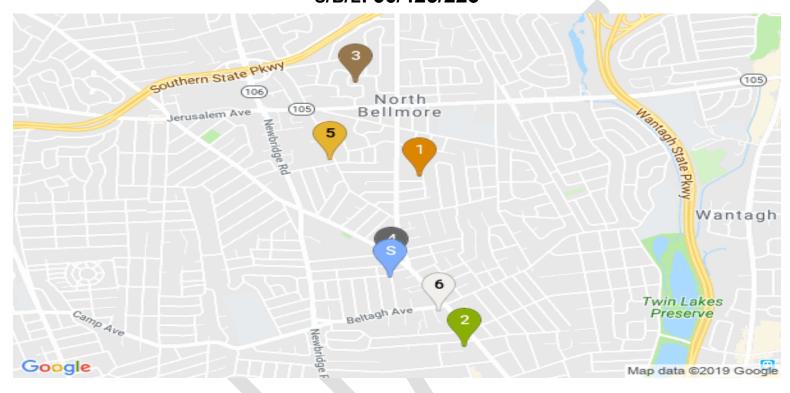
Nassau County Comparable Sales Report S/B/L: 56/425/223

Subject	Your property has been valued using mass appraisal techniques.	No Image is Available Sale #1	Image Not Found	Sale #3
Property Address	1800 MADISON AVE	1414 LIBERTY AVE BELLMORE,	2687 ARTHUR LN BELLMORE, NY	1237 JULIA LN BELLMORE, NY
	BELLMORE, NY 11710	NY 11710	11710	11710
Town/School Dist/Village	H-1004	H-1004	H-1004	H-1004
Account Number	56425 02230	56223 00380	56 S0608190	51290 00250
Sale Date		June 8, 2018	August 7, 2017	December 27, 2017
Sale Price		\$475,000	\$601,000	\$550,000
Time Adjustment Factor		1	1.03	1.02
Time Adjusted Sale Price		\$476,140	\$617,058	\$559,307
Total % Adjustment		-4.09 %	-5.81 %	-2.76 %
Adjusted Sales Price		\$456,679	\$581,228	\$543,852
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 2575 WASHINGTON BLVD BELLMORE, NY 11710	Sale #5 1334 LITTLE NECK AVE BELLMORE, NY 11710	Sale #6 1905 ALLISON DR BELLMORE, NY 11710
-	valued using mass appraisal techniques. 1800 MADISON AVE	2575 WASHINGTON BLVD	1334 LITTLE NECK AVE BELLMORE, NY 11710 H-1004	1905 ALLISON DR BELLMORE, NY
Property Address	valued using mass appraisal techniques. 1800 MADISON AVE BELLMORE, NY 11710	2575 WASHINGTON BLVD BELLMORE, NY 11710	1334 LITTLE NECK AVE BELLMORE, NY 11710	1905 ALLISON DR BELLMORE, NY 11710
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 1800 MADISON AVE BELLMORE, NY 11710 H-1004	2575 WASHINGTON BLVD BELLMORE, NY 11710 H-1004	1334 LITTLE NECK AVE BELLMORE, NY 11710 H-1004	1905 ALLISON DR BELLMORE, NY 11710 H-1004
Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 1800 MADISON AVE BELLMORE, NY 11710 H-1004	2575 WASHINGTON BLVD BELLMORE, NY 11710 H-1004 56478 02160	1334 LITTLE NECK AVE BELLMORE, NY 11710 H-1004 56 C 01020	1905 ALLISON DR BELLMORE, NY 11710 H-1004 56 S0310330
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 1800 MADISON AVE BELLMORE, NY 11710 H-1004	2575 WASHINGTON BLVD BELLMORE, NY 11710 H-1004 56478 02160 December 18, 2015	1334 LITTLE NECK AVE BELLMORE, NY 11710 H-1004 56 C 01020 September 19, 2018	1905 ALLISON DR BELLMORE, NY 11710 H-1004 56 S0310330 June 24, 2016
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 1800 MADISON AVE BELLMORE, NY 11710 H-1004	2575 WASHINGTON BLVD BELLMORE, NY 11710 H-1004 56478 02160 December 18, 2015 \$425,000	1334 LITTLE NECK AVE BELLMORE, NY 11710 H-1004 56 C 01020 September 19, 2018 \$560,000	1905 ALLISON DR BELLMORE, NY 11710 H-1004 56 S0310330 June 24, 2016 \$500,000
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 1800 MADISON AVE BELLMORE, NY 11710 H-1004	2575 WASHINGTON BLVD BELLMORE, NY 11710 H-1004 56478 02160 December 18, 2015 \$425,000 1.14	1334 LITTLE NECK AVE BELLMORE, NY 11710 H-1004 56 C 01020 September 19, 2018 \$560,000 1	1905 ALLISON DR BELLMORE, NY 11710 H-1004 56 \$0310330 June 24, 2016 \$500,000 1.09

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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:	\$484,000	As of	January 2, 2019
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