

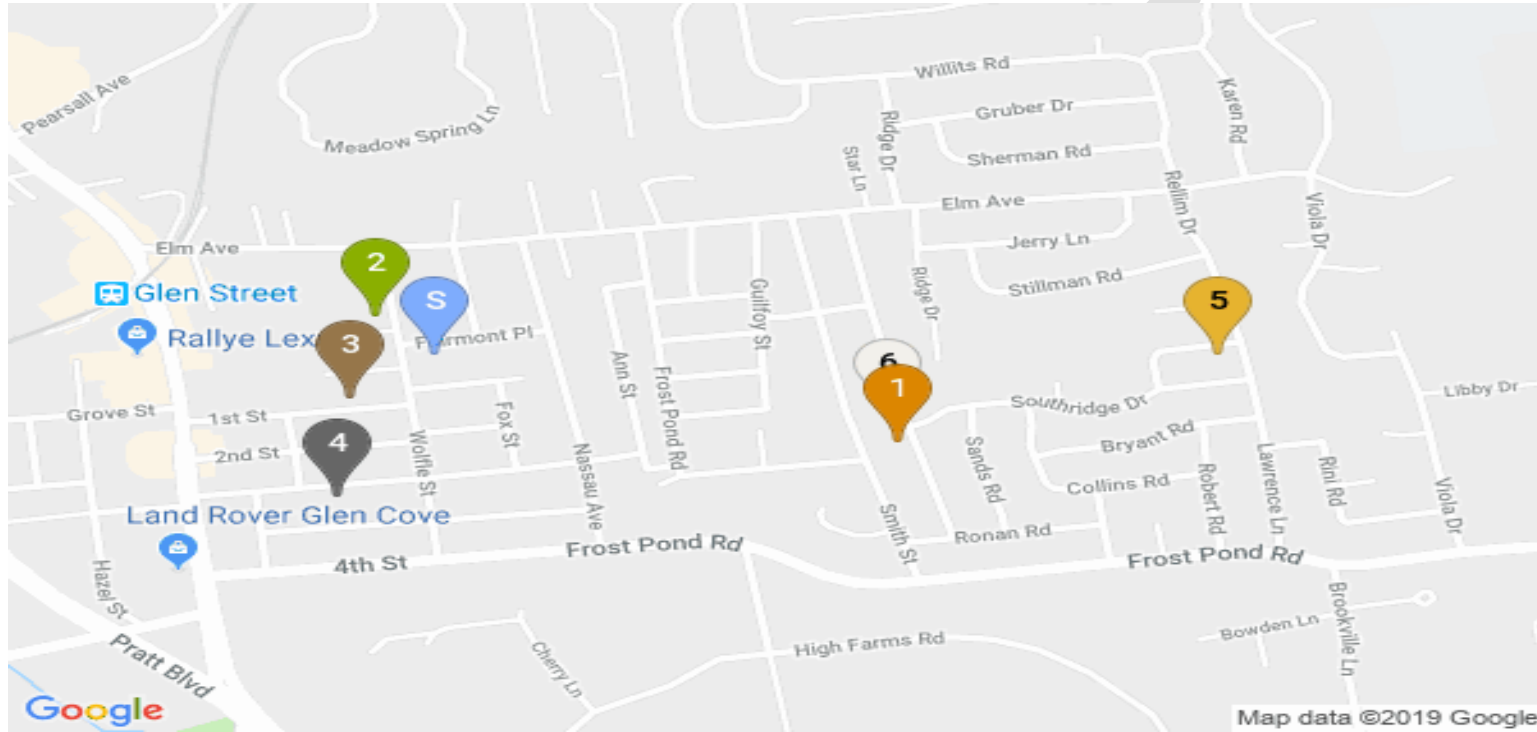
Nassau County Comparable Sales Report

S/B/L: 22/12/58

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	19 FAIRMONT PL GLEN COVE, NY 11542	58 EAST AVE GLEN COVE, NY 11542	16 WOLFLE ST GLEN COVE, NY 11542	29 FIRST ST GLEN COVE, NY 11542
Town/School Dist/Village	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC
Account Number	22012 00580	23030 00200	22 A 00840	22001 00490
Sale Date		April 19, 2018	September 1, 2017	October 1, 2015
Sale Price		\$500,000	\$648,888	\$500,000
Time Adjustment Factor		1	1	1.1
Time Adjusted Sale Price		\$500,000	\$648,888	\$549,869
Total % Adjustment		14.62 %	-6.98 %	17.53 %
Adjusted Sales Price		\$573,089	\$603,625	\$646,274
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	19 FAIRMONT PL GLEN COVE, NY 11542	26 THIRD ST GLEN COVE, NY 11542	10 MERCADANTE PL GLEN COVE, NY 11542	52 EAST AVE GLEN COVE, NY 11542
Town/School Dist/Village	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC
Account Number	22012 00580	22021 03250	23040 00050	23030 00230
Sale Date		February 17, 2015	May 3, 2017	May 13, 2015
Sale Price		\$480,000	\$459,000	\$390,000
Time Adjustment Factor		1.1	1	1.1
Time Adjusted Sale Price		\$527,874	\$459,000	\$428,898
Total % Adjustment		11.33 %	35.22 %	31.83 %
Adjusted Sales Price		\$587,665	\$620,653	\$565,401

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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: \$635,000

As of January 2, 2019