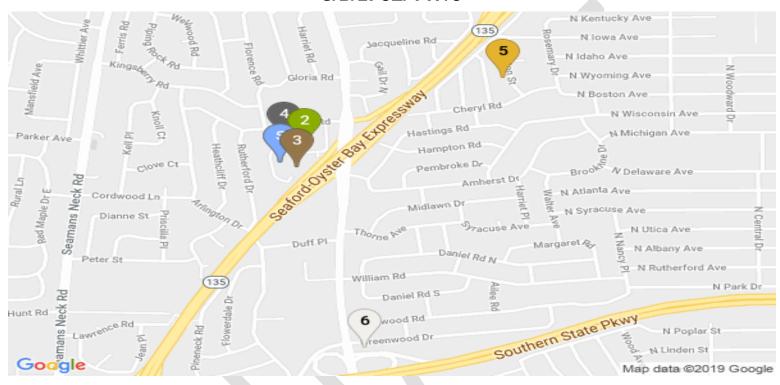
## Nassau County Comparable Sales Report S/B/L: 52/447/3

| Subject   | Your property has been<br>valued using mass appraisal<br>techniques.                 | Sale #1  | Sale #2   | Sale #3  |
|---|--|--|---|--|
| Property Address  | 676 KILDARE CRES SEAFORD,  | 676 KILDARE CRES SEAFORD, NY   | 627 KILDARE CRES SEAFORD, NY  | 702 KILDARE CT SEAFORD, NY   |
| . ,   | NY 11783   | 11783  | 11783   | 11783  |
| Town/School Dist/Village  | OB-3018  | OB-3018  | OB-3018   | OB-3018  |
| Account Number  | 52447 00030  | 52447 00030  | 52453 00250   | 52447 00160  |
| Sale Date   |  | July 15, 2015  | June 30, 2016   | August 7, 2017   |
| Sale Price  |  | \$495,000  | \$477,000   | \$540,000  |
| Time Adjustment Factor  |  | 1.23   | 1.16  | 1.07   |
| Time Adjusted Sale Price  |  | \$606,795  | \$554,363   | \$579,256  |
| Total % Adjustment  |  | -0.73 %  | -2.11 %   | -2.83 %  |
| Adjusted Sales Price  |  | \$602,351  | \$542,648   | \$562,871  |
| Marie and   |  |  | DOMESTIC STATE OF THE PARTY OF | The second secon |
| Subject   | Your property has been valued using mass appraisal techniques.                       | Sale #4  | Sale #5   | Sale #6  |
| Subject Property Address  | valued using mass appraisal techniques.  676 KILDARE CRES SEAFORD,                   | 645 KILDARE CRES SEAFORD, NY   | 16 VINTON ST MASSAPEQUA, NY   | 142 GREENWOOD DR   |
| -   | valued using mass appraisal techniques.  |  |   |  |
| -   | valued using mass appraisal techniques.  676 KILDARE CRES SEAFORD,                   | 645 KILDARE CRES SEAFORD, NY   | 16 VINTON ST MASSAPEQUA, NY   | 142 GREENWOOD DR   |
| Property Address  | valued using mass appraisal techniques.  676 KILDARE CRES SEAFORD, NY 11783          | 645 KILDARE CRES SEAFORD, NY<br>11783  | 16 VINTON ST MASSAPEQUA, NY<br>11758  | 142 GREENWOOD DR<br>MASSAPEQUA, NY 11758   |
| Property Address  Town/School Dist/Village  | valued using mass appraisal techniques.  676 KILDARE CRES SEAFORD, NY 11783  OB-3018 | 645 KILDARE CRES SEAFORD, NY<br>11783<br>OB-3018   | 16 VINTON ST MASSAPEQUA, NY<br>11758<br>OB-3018   | 142 GREENWOOD DR<br>MASSAPEQUA, NY 11758<br>OB-3018  |
| Property Address  Town/School Dist/Village  Account Number  | valued using mass appraisal techniques.  676 KILDARE CRES SEAFORD, NY 11783  OB-3018 | 645 KILDARE CRES SEAFORD, NY<br>11783<br>OB-3018<br>52453 00280                            | 16 VINTON ST MASSAPEQUA, NY<br>11758<br>OB-3018<br>52443 00240  | 142 GREENWOOD DR<br>MASSAPEQUA, NY 11758<br>OB-3018<br>52495 00020   |
| Property Address  Town/School Dist/Village  Account Number  Sale Date                                 | valued using mass appraisal techniques.  676 KILDARE CRES SEAFORD, NY 11783  OB-3018 | 645 KILDARE CRES SEAFORD, NY<br>11783<br>OB-3018<br>52453 00280<br>October 1, 2018         | 16 VINTON ST MASSAPEQUA, NY<br>11758<br>OB-3018<br>52443 00240<br>January 20, 2017  | 142 GREENWOOD DR MASSAPEQUA, NY 11758  OB-3018  52495 00020  September 14, 2016  |
| Property Address  Town/School Dist/Village Account Number Sale Date Sale Price                        | valued using mass appraisal techniques.  676 KILDARE CRES SEAFORD, NY 11783  OB-3018 | 645 KILDARE CRES SEAFORD, NY<br>11783  OB-3018  52453 00280  October 1, 2018  \$476,375    | 16 VINTON ST MASSAPEQUA, NY<br>11758<br>OB-3018<br>52443 00240<br>January 20, 2017<br>\$495,000   | 142 GREENWOOD DR MASSAPEQUA, NY 11758  OB-3018  52495 00020  September 14, 2016  \$417,500   |
| Property Address  Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor | valued using mass appraisal techniques.  676 KILDARE CRES SEAFORD, NY 11783  OB-3018 | 645 KILDARE CRES SEAFORD, NY<br>11783  OB-3018  52453 00280  October 1, 2018  \$476,375  1 | 16 VINTON ST MASSAPEQUA, NY<br>11758  OB-3018  52443 00240  January 20, 2017  \$495,000  1.12   | 142 GREENWOOD DR MASSAPEQUA, NY 11758  OB-3018  52495 00020  September 14, 2016  \$417,500  1.15   |

## Nassau County Comparable Sales Report S/B/L: 52/447/3



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: \$569,000 As of January 2, 2019