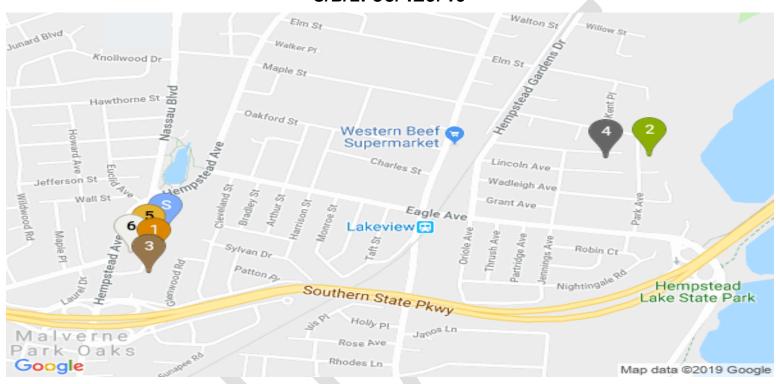
Nassau County Comparable Sales Report S/B/L: 35/429/40

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Image Not Found	Sale #3
Property Address	813 MYRNA DR WEST	833 MYRNA DR WEST	569 PARK AVE WEST	845 MYRNA DR WEST
	HEMPSTEAD, NY 11552	HEMPSTEAD, NY 11552	HEMPSTEAD, NY 11552	HEMPSTEAD, NY 11552
Town/School Dist/Village	H-1027	H-1027	H-1027	H-1027
Account Number	35429 00400	35429 00350	35426 00550	35429 00320
Sale Date		August 29, 2018	November 17, 2016	October 30, 2017
Sale Price		\$645,000	\$467,000	\$570,000
Time Adjustment Factor		1	1.12	1.05
Time Adjusted Sale Price		\$645,000	\$523,243	\$600,131
Total % Adjustment		7.57 %	11.85 %	15.44 %
Adjusted Sales Price		\$693,820	\$585,261	\$692,782
	Your property has been valued using mass appraisal techniques.	Image Not Found		
Subject	valued using mass appraisal	Not	Sale #5	Sale #6
Subject Property Address	valued using mass appraisal	Not Found	Sale #5 820 MYRNA DR WEST HEMPSTEAD, NY 11552	Sale #6 830 LAWRENCE CT WEST HEMPSTEAD, NY 11552
-	valued using mass appraisal techniques. 813 MYRNA DR WEST	Not Found Sale #4 606 WASHINGTON AVE WEST	820 MYRNA DR WEST	830 LAWRENCE CT WEST
Property Address	valued using mass appraisal techniques. 813 MYRNA DR WEST HEMPSTEAD, NY 11552	Not Found Sale #4 606 WASHINGTON AVE WEST HEMPSTEAD, NY 11552	820 MYRNA DR WEST HEMPSTEAD, NY 11552	830 LAWRENCE CT WEST HEMPSTEAD, NY 11552
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 813 MYRNA DR WEST HEMPSTEAD, NY 11552 H-1027	Not Found Sale #4 606 WASHINGTON AVE WEST HEMPSTEAD, NY 11552 H-1027	820 MYRNA DR WEST HEMPSTEAD, NY 11552 H-1027	830 LAWRENCE CT WEST HEMPSTEAD, NY 11552 H-1027
Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 813 MYRNA DR WEST HEMPSTEAD, NY 11552 H-1027	Not Found Sale #4 606 WASHINGTON AVE WEST HEMPSTEAD, NY 11552 H-1027 35423 04310	820 MYRNA DR WEST HEMPSTEAD, NY 11552 H-1027 35645 00050	830 LAWRENCE CT WEST HEMPSTEAD, NY 11552 H-1027 35645 00170
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 813 MYRNA DR WEST HEMPSTEAD, NY 11552 H-1027	Not Found Sale #4 606 WASHINGTON AVE WEST HEMPSTEAD, NY 11552 H-1027 35423 04310 December 11, 2015	820 MYRNA DR WEST HEMPSTEAD, NY 11552 H-1027 35645 00050 November 10, 2017	830 LAWRENCE CT WEST HEMPSTEAD, NY 11552 H-1027 35645 00170 June 7, 2016
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 813 MYRNA DR WEST HEMPSTEAD, NY 11552 H-1027	Not Found Sale #4 606 WASHINGTON AVE WEST HEMPSTEAD, NY 11552 H-1027 35423 04310 December 11, 2015 \$455,000	820 MYRNA DR WEST HEMPSTEAD, NY 11552 H-1027 35645 00050 November 10, 2017 \$505,000	830 LAWRENCE CT WEST HEMPSTEAD, NY 11552 H-1027 35645 00170 June 7, 2016 \$589,000
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 813 MYRNA DR WEST HEMPSTEAD, NY 11552 H-1027	Not Found Sale #4 606 WASHINGTON AVE WEST HEMPSTEAD, NY 11552 H-1027 35423 04310 December 11, 2015 \$455,000 1.18	820 MYRNA DR WEST HEMPSTEAD, NY 11552 H-1027 35645 00050 November 10, 2017 \$505,000 1.05	830 LAWRENCE CT WEST HEMPSTEAD, NY 11552 H-1027 35645 00170 June 7, 2016 \$589,000 1.15

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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: \$629,000 As of January 2, 2019