

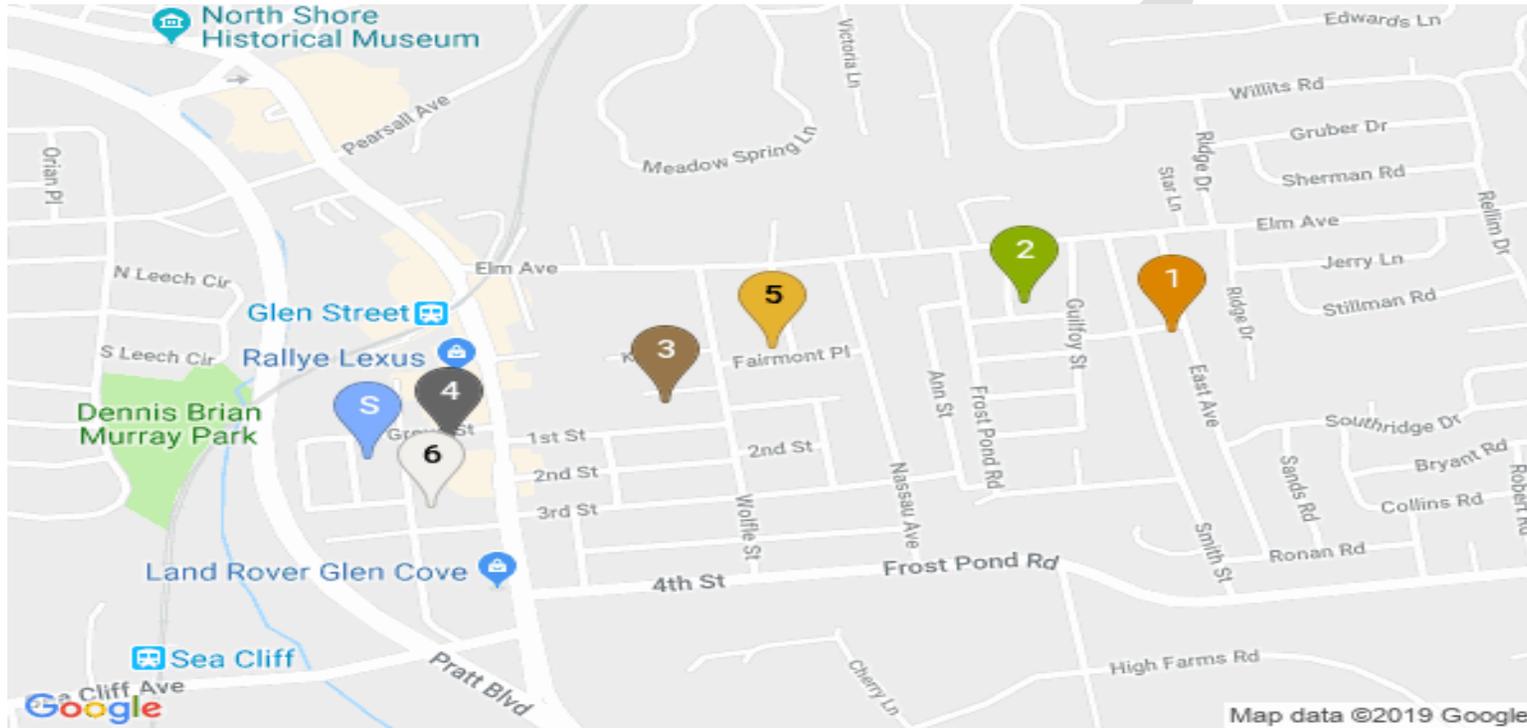
Nassau County Comparable Sales Report

S/B/L: 21/4/30

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	9 CAPOBIANCO ST GLEN COVE, NY 11542	5 LUONGA LA GLEN COVE, NY 11542	15 DOUGHERTY 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	21004 00300	23030 00370	22007 00470	22001 00590
Sale Date		April 6, 2017	September 15, 2017	August 13, 2018
Sale Price		\$420,000	\$440,000	\$405,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$420,000	\$440,000	\$405,000
Total % Adjustment		5.27 %	12.09 %	-3.19 %
Adjusted Sales Price		\$442,135	\$493,177	\$392,085
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	9 CAPOBIANCO ST GLEN COVE, NY 11542	11 GROVE ST GLEN COVE, NY 11542	14 FAIRMONT PL GLEN COVE, NY 11542	63 HAZEL ST GLEN COVE, NY 11542
Town/School Dist/Village	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC
Account Number	21004 00300	21079 02070	22010 02820	21079 00130
Sale Date		November 10, 2015	August 10, 2015	May 8, 2015
Sale Price		\$330,000	\$375,000	\$261,250
Time Adjustment Factor		1.1	1.1	1.1
Time Adjusted Sale Price		\$362,914	\$412,402	\$287,307
Total % Adjustment		4.74 %	5.91 %	-2.99 %
Adjusted Sales Price		\$380,098	\$436,755	\$278,723

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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: \$448,000

As of January 2, 2019