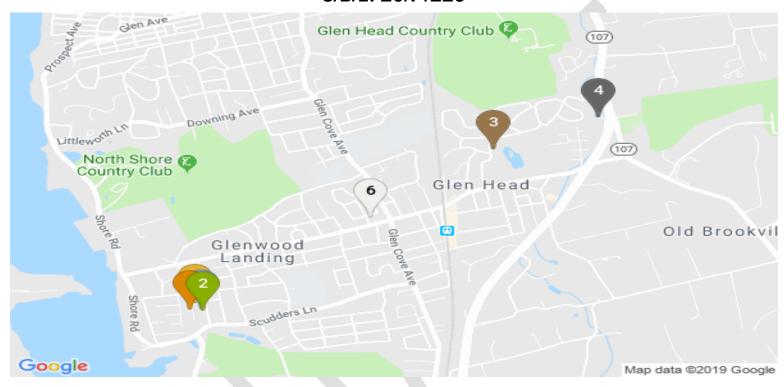
Nassau County Comparable Sales Report S/B/L: 20/P/223

Subject	Your property has been valued using mass appraisal techniques.	Image Not Found	Sale #2	Sale #3
Property Address	8 MAPLE ST GLENWOOD	8 MOTT PL GLENWOOD	10 MAPLE ST GLENWOOD	44 GLEN COVE DR GLEN HEAD,
	LANDING, NY 11547	LANDING, NY 11547	LANDING, NY 11547	NY 11545
Town/School Dist/Village	OB-3001	OB-3001	OB-3001	OB-3002
Account Number	20 P 02230	20 P 00530	20 P 02240	21 Q 00230
Sale Date		September 10, 2018	March 15, 2018	August 9, 2017
Sale Price		\$337,500	\$624,000	\$998,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$337,500	\$624,000	\$998,000
Total % Adjustment		17.33 %	19.43 %	-17.69 %
Adjusted Sales Price		\$395,996	\$745,271	\$821,422
	Your property has been valued using mass appraisal techniques.	Image Not Found		
Subject	valued using mass appraisal techniques.	Not Found	Sale #5	Sale #6
Subject Property Address	valued using mass appraisal	Not Found	Sale #5 5 MOTT PL GLENWOOD LANDING, NY 11547	Sale #6 1 ELIN PL GLEN HEAD, NY 11545
	valued using mass appraisal techniques. 8 MAPLE ST GLENWOOD	Not Found Sale #4	5 MOTT PL GLENWOOD	
Property Address	valued using mass appraisal techniques. 8 MAPLE ST GLENWOOD LANDING, NY 11547	Not Found Sale #4 18 UNDERHILL RD GLEN HEAD, NY 11545	5 MOTT PL GLENWOOD LANDING, NY 11547	1 ELIN PL GLEN HEAD, NY 11545
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 8 MAPLE ST GLENWOOD LANDING, NY 11547 OB-3001	Not Found Sale #4 18 UNDERHILL RD GLEN HEAD, NY 11545 OB-3002	5 MOTT PL GLENWOOD LANDING, NY 11547 OB-3001	1 ELIN PL GLEN HEAD, NY 11545 OB-3001
Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 8 MAPLE ST GLENWOOD LANDING, NY 11547 OB-3001	Not Found Sale #4 18 UNDERHILL RD GLEN HEAD, NY 11545 OB-3002 21 Q 18140	5 MOTT PL GLENWOOD LANDING, NY 11547 OB-3001 20 P 00470	1 ELIN PL GLEN HEAD, NY 11545 OB-3001 212100100460
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 8 MAPLE ST GLENWOOD LANDING, NY 11547 OB-3001	Not Found Sale #4 18 UNDERHILL RD GLEN HEAD, NY 11545 OB-3002 21 Q 18140 April 23, 2018	5 MOTT PL GLENWOOD LANDING, NY 11547 OB-3001 20 P 00470 June 10, 2016	1 ELIN PL GLEN HEAD, NY 11545 OB-3001 212100100460 June 28, 2018
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 8 MAPLE ST GLENWOOD LANDING, NY 11547 OB-3001	Not Found Sale #4 18 UNDERHILL RD GLEN HEAD, NY 11545 OB-3002 21 Q 18140 April 23, 2018 \$460,000	5 MOTT PL GLENWOOD LANDING, NY 11547 OB-3001 20 P 00470 June 10, 2016 \$686,000	1 ELIN PL GLEN HEAD, NY 11545 OB-3001 212100100460 June 28, 2018 \$880,000
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 8 MAPLE ST GLENWOOD LANDING, NY 11547 OB-3001	Not Found Sale #4 18 UNDERHILL RD GLEN HEAD, NY 11545 OB-3002 21 Q 18140 April 23, 2018 \$460,000 1	5 MOTT PL GLENWOOD LANDING, NY 11547 OB-3001 20 P 00470 June 10, 2016 \$686,000 1.03	1 ELIN PL GLEN HEAD, NY 11545 OB-3001 212100100460 June 28, 2018 \$880,000 1

Nassau County Comparable Sales Report S/B/L: 20/P/223



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:	\$746,000	As of	January 2, 2019	
			• '	