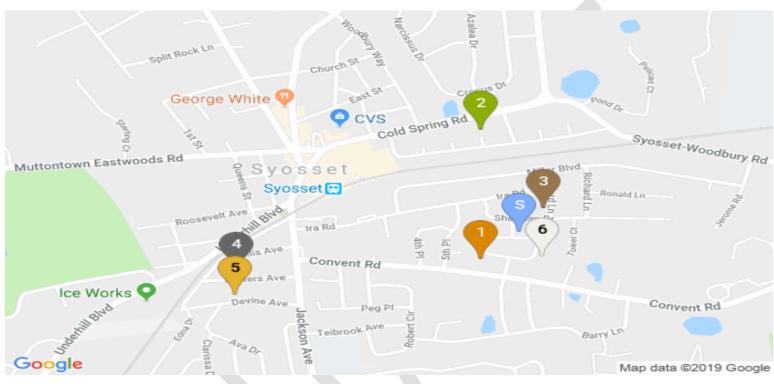
## Nassau County Comparable Sales Report S/B/L: 15/77/19

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	27 GREENWAY DR SYOSSET,	11 GREENWAY CIR SYOSSET, NY	38 MONTANA CT SYOSSET, NY	14 EDWARD LN SYOSSET, NY
	NY 11791	11791	11791	11791
Town/School Dist/Village	OB-3012	OB-3012	OB-3012	OB-3012
Account Number	15077 00190	15075 00090	15084 00390	15106 00100
Sale Date		May 25, 2016	June 19, 2018	October 1, 2014
Sale Price		\$745,000	\$788,500	\$680,000
Time Adjustment Factor		1.15	1.01	1.2
Time Adjusted Sale Price		\$859,977	\$793,026	\$818,207
Total % Adjustment		-1.88 %	-12.05 %	-14.87 %
Adjusted Sales Price		\$843,816	\$697,448	\$696,547
	Your property has been valued using mass appraisal	8/28/09	Nei IEI	
Subject	techniques.	Sale #4	Sale #5	Sale #6
Subject Property Address	techniques.  27 GREENWAY DR SYOSSET, NY 11791	Sale #4  26 WALTERS AVE SYOSSET, NY 11791	Sale #5  32 DEVINE AVE SYOSSET, NY 11791	Sale #6  37 GREENWAY CIR SYOSSET, NY 11791
-	27 GREENWAY DR SYOSSET,	26 WALTERS AVE SYOSSET, NY	32 DEVINE AVE SYOSSET, NY	37 GREENWAY CIR SYOSSET, NY
Property Address	27 GREENWAY DR SYOSSET, NY 11791	26 WALTERS AVE SYOSSET, NY 11791	32 DEVINE AVE SYOSSET, NY 11791	37 GREENWAY CIR SYOSSET, NY 11791
Property Address  Town/School Dist/Village	27 GREENWAY DR SYOSSET, NY 11791 OB-3012	26 WALTERS AVE SYOSSET, NY 11791 OB-3012	32 DEVINE AVE SYOSSET, NY 11791 OB-3012	37 GREENWAY CIR SYOSSET, NY 11791 OB-3012
Property Address  Town/School Dist/Village  Account Number	27 GREENWAY DR SYOSSET, NY 11791 OB-3012	26 WALTERS AVE SYOSSET, NY 11791 OB-3012 15017 02090	32 DEVINE AVE SYOSSET, NY 11791 OB-3012 15020 02330	37 GREENWAY CIR SYOSSET, NY 11791 OB-3012 15077 00110
Property Address  Town/School Dist/Village  Account Number  Sale Date	27 GREENWAY DR SYOSSET, NY 11791 OB-3012	26 WALTERS AVE SYOSSET, NY 11791 OB-3012 15017 02090 April 24, 2017	32 DEVINE AVE SYOSSET, NY 11791 OB-3012 15020 02330 March 21, 2018	37 GREENWAY CIR SYOSSET, NY 11791 OB-3012 15077 00110 June 23, 2014
Property Address  Town/School Dist/Village Account Number Sale Date Sale Price	27 GREENWAY DR SYOSSET, NY 11791 OB-3012	26 WALTERS AVE SYOSSET, NY 11791 OB-3012 15017 02090 April 24, 2017 \$565,000	32 DEVINE AVE SYOSSET, NY 11791 OB-3012 15020 02330 March 21, 2018 \$588,000	37 GREENWAY CIR SYOSSET, NY 11791 OB-3012 15077 00110 June 23, 2014 \$635,000
Property Address  Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	27 GREENWAY DR SYOSSET, NY 11791 OB-3012	26 WALTERS AVE SYOSSET, NY 11791  OB-3012  15017 02090  April 24, 2017  \$565,000  1.09	32 DEVINE AVE SYOSSET, NY 11791  OB-3012  15020 02330  March 21, 2018  \$588,000  1.02	37 GREENWAY CIR SYOSSET, NY 11791 OB-3012 15077 00110 June 23, 2014 \$635,000 1.22

## Nassau County Comparable Sales Report S/B/L: 15/77/19



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:	\$686,000	As of	January 2, 2019	