

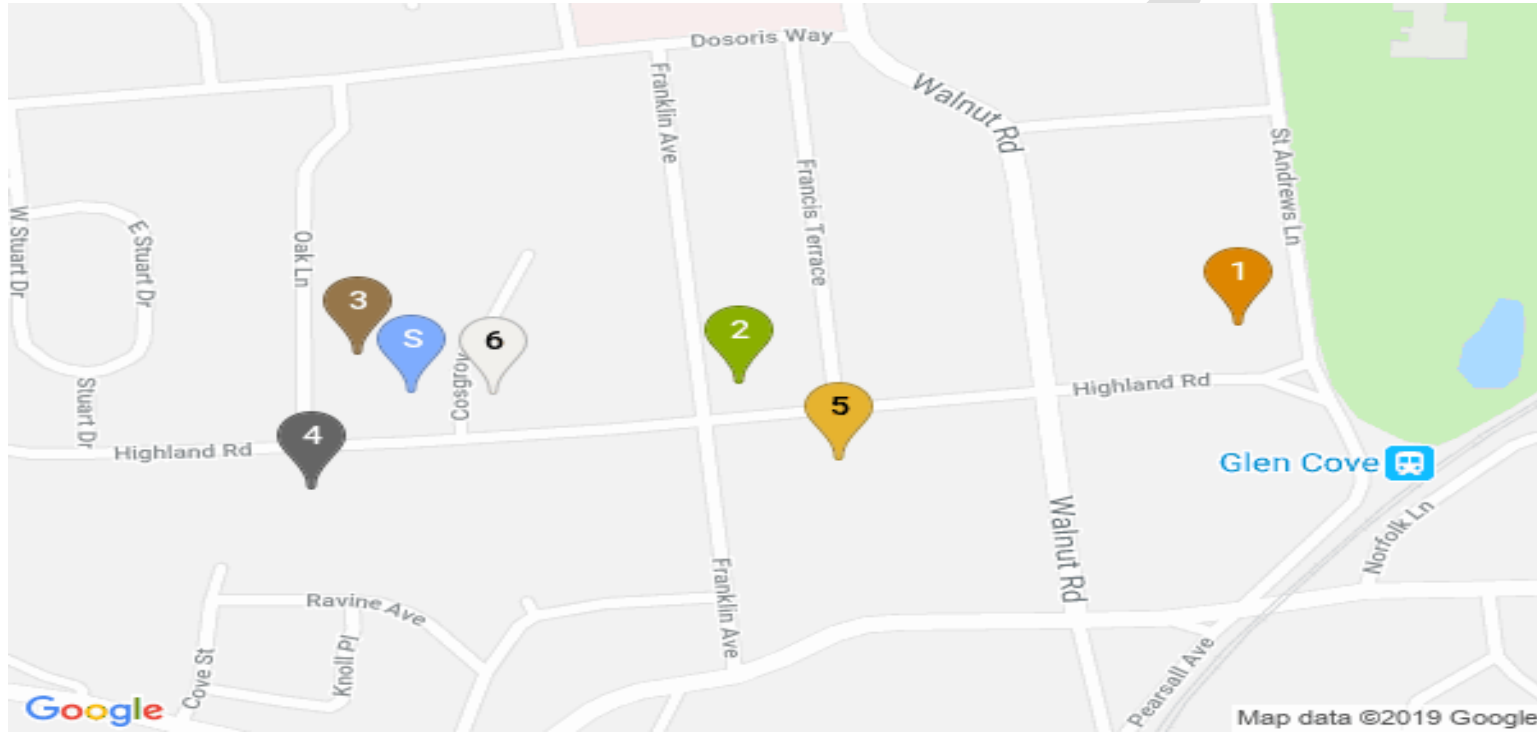
Nassau County Comparable Sales Report

S/B/L: 23/8/9

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	63 HIGHLAND RD GLEN COVE, NY 11542	1 ST ANDREW S LN GLEN COVE, NY 11542	91 HIGHLAND RD GLEN COVE, NY 11542	12 OAK LN GLEN COVE, NY 11542
Town/School Dist/Village	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC
Account Number	23008 00090	23023 00060	23006 02630	23008 00100
Sale Date		October 15, 2018	September 24, 2018	July 15, 2016
Sale Price		\$2,295,000	\$1,265,000	\$899,000
Time Adjustment Factor		1	1	1.05
Time Adjusted Sale Price		\$2,295,000	\$1,265,000	\$948,105
Total % Adjustment		-19.79 %	-4.89 %	5.32 %
Adjusted Sales Price		\$1,840,863	\$1,203,112	\$998,590
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	63 HIGHLAND RD GLEN COVE, NY 11542	54 HIGHLAND RD GLEN COVE, NY 11542	102 HIGHLAND RD GLEN COVE, NY 11542	75 HIGHLAND RD GLEN COVE, NY 11542
Town/School Dist/Village	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC
Account Number	23008 00090	23 E 04950	23009 00110	23008 00480
Sale Date		May 7, 2018	May 18, 2018	July 13, 2016
Sale Price		\$1,300,000	\$1,240,000	\$1,075,000
Time Adjustment Factor		1	1	1.05
Time Adjusted Sale Price		\$1,300,000	\$1,240,000	\$1,133,719
Total % Adjustment		-14.12 %	36.81 %	9.99 %
Adjusted Sales Price		\$1,116,427	\$1,696,420	\$1,246,924

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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: \$1,042,000

As of January 2, 2019