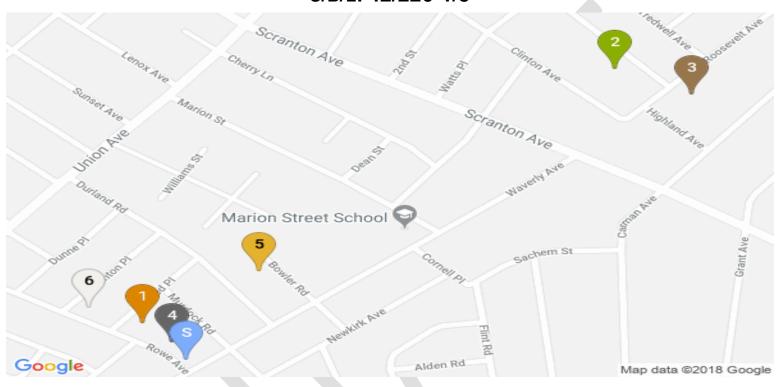
Nassau County Comparable Sales Report S/B/L: 42/226-1/8

Subject	Your property has been valued using mass appraisal techniques.	Sale #1	Sale #2	Sale #3
Property Address	175 WAVERLY AVE EAST	41 MILDRED PL LYNBROOK, NY	155 SPENCER AVE LYNBROOK,	44 ROOSEVELT AVE LYNBROOK,
. ,	ROCKAWAY, NY 11518	11563	NY 11563	NY 11563
Town/School Dist/Village	H-1020-ER	H-1020-ER	H-1020-ER	H-1020-ER
Account Number	422260100080	422260100020	38441 00400	38299 00180
Sale Date		June 14, 2018	October 20, 2016	April 9, 2018
Sale Price		\$850,000	\$649,000	\$599,000
Time Adjustment Factor		1.01	1.14	1.02
Time Adjusted Sale Price		\$855,619	\$742,797	\$610,957
Total % Adjustment		4.58 %	11.25 %	17.62 %
Adjusted Sales Price		\$894,834	\$826,386	\$718,628
Subject	Your property has been valued using mass appraisal techniques.	Sale #4	Sale #5	Sale #6
Subject Property Address	valued using mass appraisal	Sale #4 89 ROWE AVE LYNBROOK, NY 11563	Sale #5 24 BOWLER RD EAST ROCKAWAY, NY 11518	Sale #6 47 FENTON PL LYNBROOK, NY 11563
	valued using mass appraisal techniques. 175 WAVERLY AVE EAST	89 ROWE AVE LYNBROOK, NY	24 BOWLER RD EAST	47 FENTON PL LYNBROOK, NY
Property Address	valued using mass appraisal techniques. 175 WAVERLY AVE EAST ROCKAWAY, NY 11518	89 ROWE AVE LYNBROOK, NY 11563	24 BOWLER RD EAST ROCKAWAY, NY 11518	47 FENTON PL LYNBROOK, NY 11563
Property Address Town/School Dist/Village	valued using mass appraisal techniques. 175 WAVERLY AVE EAST ROCKAWAY, NY 11518 H-1020-ER	89 ROWE AVE LYNBROOK, NY 11563 H-1020-ER	24 BOWLER RD EAST ROCKAWAY, NY 11518 H-1020-ER	47 FENTON PL LYNBROOK, NY 11563 H-1020-ER
Property Address Town/School Dist/Village Account Number	valued using mass appraisal techniques. 175 WAVERLY AVE EAST ROCKAWAY, NY 11518 H-1020-ER	89 ROWE AVE LYNBROOK, NY 11563 H-1020-ER 422260100060	24 BOWLER RD EAST ROCKAWAY, NY 11518 H-1020-ER 42 R 03270	47 FENTON PL LYNBROOK, NY 11563 H-1020-ER 42224 00870
Property Address Town/School Dist/Village Account Number Sale Date	valued using mass appraisal techniques. 175 WAVERLY AVE EAST ROCKAWAY, NY 11518 H-1020-ER	89 ROWE AVE LYNBROOK, NY 11563 H-1020-ER 422260100060 December 15, 2017	24 BOWLER RD EAST ROCKAWAY, NY 11518 H-1020-ER 42 R 03270 June 3, 2016	47 FENTON PL LYNBROOK, NY 11563 H-1020-ER 42224 00870 September 19, 2017
Property Address Town/School Dist/Village Account Number Sale Date Sale Price	valued using mass appraisal techniques. 175 WAVERLY AVE EAST ROCKAWAY, NY 11518 H-1020-ER	89 ROWE AVE LYNBROOK, NY 11563 H-1020-ER 422260100060 December 15, 2017 \$715,000	24 BOWLER RD EAST ROCKAWAY, NY 11518 H-1020-ER 42 R 03270 June 3, 2016 \$721,000	47 FENTON PL LYNBROOK, NY 11563 H-1020-ER 42224 00870 September 19, 2017 \$625,000
Property Address Town/School Dist/Village Account Number Sale Date Sale Price Time Adjustment Factor	valued using mass appraisal techniques. 175 WAVERLY AVE EAST ROCKAWAY, NY 11518 H-1020-ER	89 ROWE AVE LYNBROOK, NY 11563 H-1020-ER 422260100060 December 15, 2017 \$715,000 1.05	24 BOWLER RD EAST ROCKAWAY, NY 11518 H-1020-ER 42 R 03270 June 3, 2016 \$721,000 1.16	47 FENTON PL LYNBROOK, NY 11563 H-1020-ER 42224 00870 September 19, 2017 \$625,000 1.07

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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: \$822,000 As of January 2, 2019