

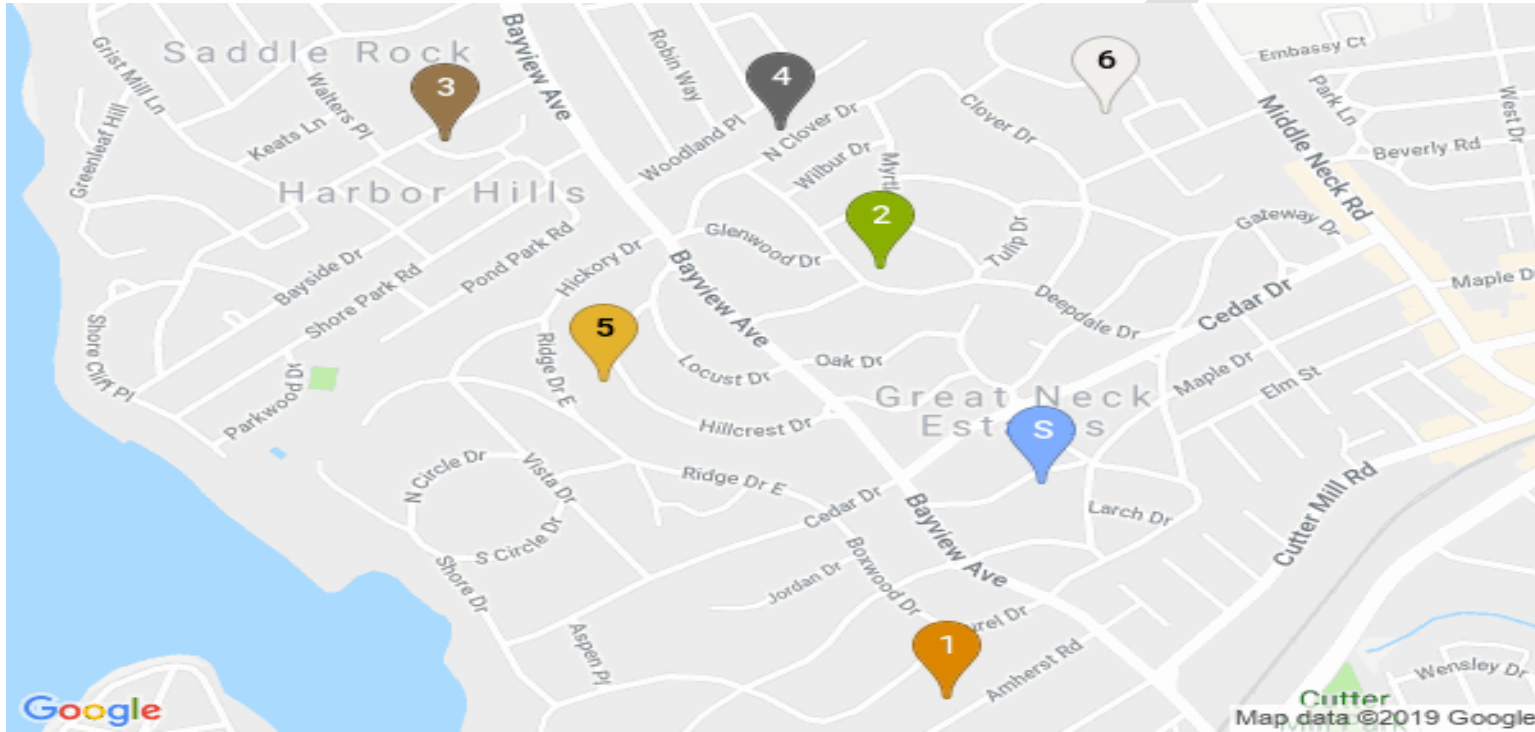
## Nassau County Comparable Sales Report

### S/B/L: 2/27/515

Image Not Found	Your property has been valued using mass appraisal techniques.	Image Not Found	Image Not Found	
Subject		Sale #1	Sale #2	Sale #3
Property Address	102 ASH DR GREAT NECK, NY 11021	23 AMHERST RD GREAT NECK, NY 11021	47 DEEPDALE DR GREAT NECK, NY 11021	17 WINFIELD TER GREAT NECK, NY 11023
Town/School Dist/Village	NH-2007-GE	NH-2007-GE	NH-2007-GE	NH-2007
Account Number	02027 05150	02337 00250	02014 01360	02373 00010
Sale Date		March 24, 2017	February 17, 2017	March 13, 2018
Sale Price		\$1,547,000	\$2,150,000	\$1,585,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$1,547,000	\$2,150,000	\$1,585,000
Total % Adjustment		2.13 %	0.49 %	8.19 %
<b>Adjusted Sales Price</b>		<b>\$1,579,973</b>	<b>\$2,160,547</b>	<b>\$1,714,856</b>
Image Not Found	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	102 ASH DR GREAT NECK, NY 11021	25 CLOVER DR GREAT NECK, NY 11021	26 HILLCREST DR GREAT NECK ESTATES, NY	17 HILLTOP DR W GREAT NECK, NY 11021
Town/School Dist/Village	NH-2007-GE	NH-2007-GE	NH-2007-GE	NH-2007-GE
Account Number	02027 05150	02354 00770	02299 00140	02287 00100
Sale Date		September 26, 2018	August 10, 2018	April 28, 2017
Sale Price		\$900,000	\$1,525,000	\$1,700,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$900,000	\$1,525,000	\$1,700,000
Total % Adjustment		-12.45 %	11.45 %	-11.27 %
<b>Adjusted Sales Price</b>		<b>\$787,913</b>	<b>\$1,699,668</b>	<b>\$1,508,361</b>

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S/B/L: 2/27/515



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:**           \$1,786,000          

**As of**                           January 2, 2019