

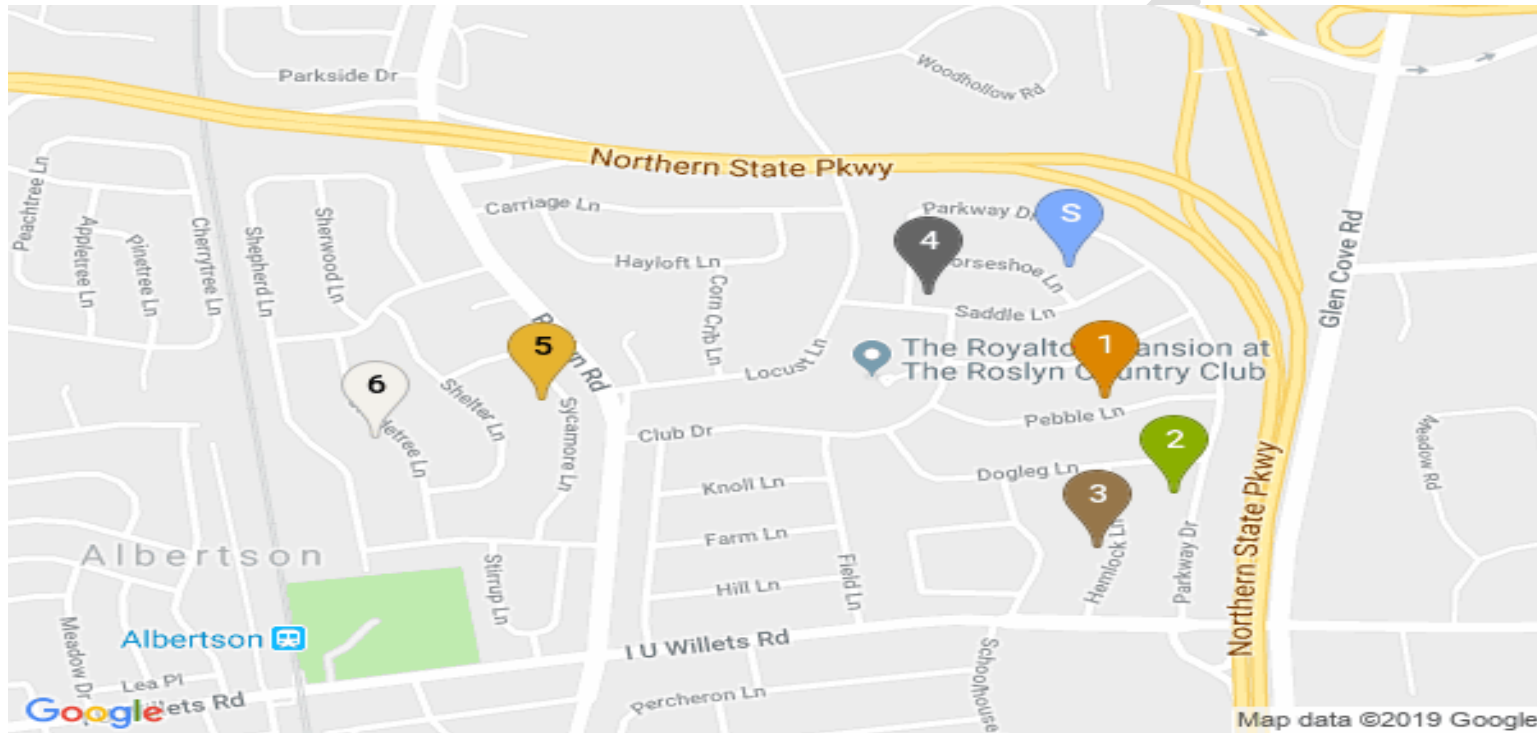
Nassau County Comparable Sales Report

S/B/L: 7/173/20

	Your property has been valued using mass appraisal techniques.		Image Not Found	Image Not Found
Subject		Sale #1	Sale #2	Sale #3
Property Address	29 HORSESHOE LN ROSLYN HEIGHTS, NY 11577	39 PEBBLE LN ROSLYN HEIGHTS, NY 11577	172 PARKWAY DR ROSLYN HEIGHTS, NY 11577	28 HEMLOCK LN ROSLYN HEIGHTS, NY 11577
Town/School Dist/Village	NH-2002	NH-2002	NH-2002	NH-2002
Account Number	07173 00200	07170 00010	07175 00040	07168 00260
Sale Date		December 8, 2017	April 17, 2018	June 19, 2018
Sale Price		\$2,300,000	\$2,259,000	\$2,450,000
Time Adjustment Factor		1.02	1.01	1
Time Adjusted Sale Price		\$2,348,574	\$2,279,324	\$2,457,326
Total % Adjustment		3.90 %	2.92 %	5.01 %
Adjusted Sales Price		\$2,440,127	\$2,345,893	\$2,580,453
	Your property has been valued using mass appraisal techniques.	Image Not Found		Image Not Found
Subject		Sale #4	Sale #5	Sale #6
Property Address	29 HORSESHOE LN ROSLYN HEIGHTS, NY 11577	2 PARKWAY DR ROSLYN HEIGHTS, NY 11577	12 SYCAMORE LN ROSLYN HEIGHTS, NY 11577	34 SHADETREE LN ROSLYN HEIGHTS, NY 11577
Town/School Dist/Village	NH-2002	NH-2002	NH-2002	NH-2002
Account Number	07173 00200	07172 00110	07224 00050	07222 00070
Sale Date		April 10, 2017	September 5, 2018	September 19, 2017
Sale Price		\$2,518,000	\$1,200,000	\$2,050,000
Time Adjustment Factor		1.05	1	1.03
Time Adjusted Sale Price		\$2,633,327	\$1,200,000	\$2,112,127
Total % Adjustment		2.22 %	-7.62 %	15.06 %
Adjusted Sales Price		\$2,691,849	\$1,108,538	\$2,430,228

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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: \$2,408,000

As of January 2, 2019