

Nassau County Comparable Sales Report

S/B/L: 26/2/44

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	1698 ROUTE 25A SYOSSET, NY 11791	16 TIMBER RIDGE DR OYSTER BAY, NY 11771	27 VISTA DR SYOSSET, NY 11791	50 LAUREL CT SYOSSET, NY 11791
Town/School Dist/Village	OB-3011-LH	OB-3011-LH	OB-3011-LH	OB-3011-LH
Account Number	26002 00440	26002 00040	25064 00210	14027 00310
Sale Date		May 3, 2018	June 26, 2017	September 16, 2016
Sale Price		\$1,575,000	\$2,250,000	\$1,950,000
Time Adjustment Factor		1	1.03	1.06
Time Adjusted Sale Price		\$1,579,127	\$2,321,768	\$2,060,148
Total % Adjustment		36.83 %	-8.76 %	-3.66 %
Adjusted Sales Price		\$2,160,675	\$2,118,324	\$1,984,659
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Subject		Sale #4	Sale #5	Sale #6
Property Address	1698 ROUTE 25A SYOSSET, NY 11791	1302 RIDGE RD LAUREL HOLLOW, NY	1326 RIDGE LAUREL HOLLOW, NY	48 HILLTOP DR , NY
Town/School Dist/Village	OB-3011-LH	OB-3011-LH	OB-3011-LH	OB-3011-LH
Account Number	26002 00440	26 C 21040	26 C 21250	14 A 11510
Sale Date		December 27, 2017	July 26, 2017	July 24, 2018
Sale Price		\$2,125,000	\$2,350,000	\$2,343,750
Time Adjustment Factor		1.02	1.03	1
Time Adjusted Sale Price		\$2,158,624	\$2,418,622	\$2,343,750
Total % Adjustment		-16.64 %	-24.28 %	-31.16 %
Adjusted Sales Price		\$1,799,440	\$1,831,360	\$1,613,355

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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: \$1,405,000

As of January 2, 2019