

Nassau County Comparable Sales Report

S/B/L: 8/209/29

<div style="background-color: #cccccc; padding: 20px; font-size: 24px; font-weight: bold; margin-bottom: 10px;">Image Not Found</div> <p style="text-align: center;">Subject</p>	<p>Your property has been valued using mass appraisal techniques.</p>	 <p style="text-align: center;">Sale #1</p>	 <p style="text-align: center;">Sale #2</p>	 <p style="text-align: center;">Sale #3</p>
Property Address	35 GREENWAY EAST NEW HYDE PARK, NY 11040	36 FLAG LN NEW HYDE PARK, NY 11040	150 ROBBY LN NEW HYDE PARK, NY 11040	259 ROBBY LN NEW HYDE PARK, NY 11040
Town/School Dist/Village	NH-2009	NH-2009	NH-2009	NH-2009
Account Number	08209 00290	08268 00140	08256 00070	08271 00110
Sale Date		June 26, 2018	August 4, 2016	June 2, 2017
Sale Price		\$1,100,000	\$1,140,000	\$1,110,000
Time Adjustment Factor		1	1.06	1.03
Time Adjusted Sale Price		\$1,100,000	\$1,203,052	\$1,143,077
Total % Adjustment		11.96 %	5.43 %	16.59 %
Adjusted Sales Price		\$1,231,509	\$1,268,347	\$1,332,752
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Property Address	35 GREENWAY EAST NEW HYDE PARK, NY 11040	85 COUNTRY VILLAGE LN NEW HYDE PARK, NY 11040	1 CREST RD NEW HYDE PARK, NY 11040	120 GREENWAY WEST NEW HYDE PARK, NY 11040
Town/School Dist/Village	NH-2009	NH-2009	NH-2009	NH-2009
Account Number	08209 00290	08283 00110	08237 00030	08208 00950
Sale Date		June 15, 2017	September 28, 2017	September 29, 2016
Sale Price		\$945,000	\$940,000	\$995,000
Time Adjustment Factor		1.03	1.02	1.05
Time Adjusted Sale Price		\$973,160	\$960,931	\$1,047,466
Total % Adjustment		21.78 %	19.23 %	25.00 %
Adjusted Sales Price		\$1,185,113	\$1,145,726	\$1,309,310

