

Nassau County Comparable Sales Report

S/B/L: 63/283/39

 Subject	Your property has been valued using mass appraisal techniques.	 Sale #1	 Sale #2	 Sale #3
Property Address	2075 ELLEN DR MERRICK, NY 11566	2044 ELLEN DR MERRICK, NY 11566	2100 ELLEN DR MERRICK, NY 11566	2100 ELLEN DR MERRICK, NY 11566
Town/School Dist/Village	H-1025	H-1025	H-1025	H-1025
Account Number	63283 00390	63294 00030	63294 00130	63294 00130
Sale Date		June 14, 2018	October 15, 2018	June 23, 2017
Sale Price		\$695,000	\$778,000	\$660,000
Time Adjustment Factor		1	1	1.05
Time Adjusted Sale Price		\$697,856	\$778,000	\$696,147
Total % Adjustment		-0.50 %	-5.80 %	-5.80 %
Adjusted Sales Price		\$694,338	\$732,843	\$655,741
 Subject	Your property has been valued using mass appraisal techniques.	 Sale #4	 Sale #5	 Comp Picture 6
Property Address	2075 ELLEN DR MERRICK, NY 11566	2080 VINE DR MERRICK, NY 11566	2745 FRANKEL BLVD MERRICK, NY 11566	3016 WYNSUM AVE MERRICK, NY 11566
Town/School Dist/Village	H-1025	H-1025	H-1025	H-1025
Account Number	63283 00390	63321 00190	63127 00040	63294 00190
Sale Date		September 15, 2017	April 15, 2016	April 19, 2016
Sale Price		\$745,000	\$499,999	\$550,000
Time Adjustment Factor		1.04	1.12	1.12
Time Adjusted Sale Price		\$776,192	\$561,060	\$617,168
Total % Adjustment		-9.57 %	-0.38 %	-3.52 %
Adjusted Sales Price		\$701,919	\$558,939	\$595,468

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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: \$640,000

As of January 2, 2019