

# Nassau County Comparable Sales Report

## S/B/L: 52/184/1214

	Your property has been valued using mass appraisal techniques.			Image Not Found
<b>Subject</b>		<b>Sale #1</b>	<b>Sale #2</b>	<b>Sale #3</b>
Property Address	86 TORONTO AVE MASSAPEQUA, NY 11758	95 TORONTO AVE MASSAPEQUA, NY 11758	184 HAMILTON AVE MASSAPEQUA, NY 11758	55 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52184 12140	52185 13900	52059 35080	52137 00220
Sale Date		December 15, 2015	September 11, 2018	December 19, 2016
Sale Price		\$435,000	\$412,000	\$490,000
Time Adjustment Factor		1.2	1	1.13
Time Adjusted Sale Price		\$520,472	\$412,000	\$553,144
Total % Adjustment		-0.39 %	1.55 %	5.32 %
<b>Adjusted Sales Price</b>		<b>\$518,435</b>	<b>\$418,392</b>	<b>\$582,549</b>
	Your property has been valued using mass appraisal techniques.		Image Not Found	Image Not Found
<b>Subject</b>		<b>Sale #4</b>	<b>Sale #5</b>	<b>Sale #6</b>
Property Address	86 TORONTO AVE MASSAPEQUA, NY 11758	4063 WICKS AVE SEAFORD, NY 11783	235 NORTH RICHMOND AVE MASSAPEQUA, NY 11758	98 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758
Town/School Dist/Village	OB-3018	OB-3018	OB-3018	OB-3018
Account Number	52184 12140	52418 00040	52120 00440	52182 09960
Sale Date		March 14, 2018	October 20, 2017	April 17, 2017
Sale Price		\$410,000	\$447,000	\$480,000
Time Adjustment Factor		1.03	1.06	1.1
Time Adjusted Sale Price		\$420,597	\$473,416	\$528,203
Total % Adjustment		6.99 %	3.42 %	4.02 %
<b>Adjusted Sales Price</b>		<b>\$449,989</b>	<b>\$489,610</b>	<b>\$549,417</b>

# Nassau County Comparable Sales Report

## S/B/L: 52/184/1214



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:** \$488,000

**As of** January 2, 2019