

Nassau County Comparable Sales Report

S/B/L: 42/2-3-2/18

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	1354 HEWLETT LN HEWLETT, NY 11557	1379 BOXWOOD DR W HEWLETT, NY 11557	9 LAKE DR HEWLETT, NY 11557	285 PEPPERIDGE RD HEWLETT, NY 11557
Town/School Dist/Village	H-1014-HH	H-1014-HH	H-1014-HH	H-1014-HH
Account Number	422030200180	422030200190	42213 00280	42 H 00390
Sale Date		June 29, 2017	July 24, 2017	December 8, 2016
Sale Price		\$740,000	\$890,000	\$720,000
Time Adjustment Factor		1.11	1.1	1.15
Time Adjusted Sale Price		\$823,311	\$981,435	\$830,059
Total % Adjustment		8.06 %	8.01 %	9.54 %
Adjusted Sales Price		\$889,693	\$1,060,042	\$909,270
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Subject		Sale #4	Sale #5	Sale #6
Property Address	1354 HEWLETT LN HEWLETT, NY 11557	217 EVERIT AVE HEWLETT, NY 11557	1334 BOXWOOD DRIVE EAST HEWLETT, NY 11557	1300 AUERBACH AVE HEWLETT, NY 11557
Town/School Dist/Village	H-1014-HH	H-1014-HH	H-1014-HH	H-1014-HH
Account Number	422030200180	42194 00020	42232 00050	42266 00020
Sale Date		November 21, 2017	August 13, 2015	August 17, 2017
Sale Price		\$999,990	\$720,000	\$1,125,000
Time Adjustment Factor		1.06	1.18	1.09
Time Adjusted Sale Price		\$1,064,199	\$852,451	\$1,229,597
Total % Adjustment		-15.40 %	11.00 %	-2.20 %
Adjusted Sales Price		\$900,319	\$946,200	\$1,202,569

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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: \$990,000

As of January 2, 2019