

Nassau County Comparable Sales Report

S/B/L: 30/56/41

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	24 PHILLIPS RD GLEN COVE, NY 11542	2 YALE PL GLEN COVE, NY 11542	33 PHILLIPS RD GLEN COVE, NY 11542	10 TULANE RD GLEN COVE, NY 11542
Town/School Dist/Village	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC
Account Number	30056 00410	30 D0300140	30 D0300050	30 D0200370
Sale Date		March 14, 2018	October 4, 2017	March 29, 2018
Sale Price		\$510,000	\$382,500	\$412,000
Time Adjustment Factor		1.02	1.05	1.02
Time Adjusted Sale Price		\$520,960	\$401,245	\$420,854
Total % Adjustment		-12.68 %	12.70 %	-10.94 %
Adjusted Sales Price		\$454,882	\$452,215	\$374,799
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Subject		Sale #4	Sale #5	Sale #6
Property Address	24 PHILLIPS RD GLEN COVE, NY 11542	17 TIMBER RD GLEN COVE, NY 11542	30 PHILLIPS RD GLEN COVE, NY 11542	77 SCHOOL ST GLEN COVE, NY 11542
Town/School Dist/Village	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC	GC-4005-GLC
Account Number	30056 00410	30049 00090	30056 00440	30049 00140
Sale Date		May 15, 2018	September 23, 2016	May 2, 2018
Sale Price		\$459,000	\$415,000	\$425,000
Time Adjustment Factor		1.01	1.12	1.01
Time Adjusted Sale Price		\$463,906	\$466,486	\$429,542
Total % Adjustment		9.93 %	9.13 %	16.93 %
Adjusted Sales Price		\$509,961	\$509,075	\$502,276

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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: \$485,000

As of January 2, 2019