

Nassau County Comparable Sales Report

S/B/L: 7/321/2

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	246 WARNER AVE ROSLYN HEIGHTS, NY 11577	31 ROSLYN RD ROSLYN HEIGHTS, NY 11577	222 GARDEN ST ROSLYN HEIGHTS, NY 11577	100 WARNER AVE ROSLYN HEIGHTS, NY 11577
Town/School Dist/Village	NH-2003	NH-2003	NH-2003	NH-2003
Account Number	07321 00020	07056 00520	07036 00010	07024 00150
Sale Date		December 29, 2017	January 22, 2018	August 26, 2016
Sale Price		\$470,000	\$655,000	\$588,750
Time Adjustment Factor		1.05	1.04	1.16
Time Adjusted Sale Price		\$492,286	\$681,532	\$685,820
Total % Adjustment		2.89 %	0.10 %	-14.22 %
Adjusted Sales Price		\$506,511	\$682,213	\$588,289
	Your property has been valued using mass appraisal techniques.			
Subject		Sale #4	Sale #5	Sale #6
Property Address	246 WARNER AVE ROSLYN HEIGHTS, NY 11577	250 GARDEN ST ROSLYN HEIGHTS, NY 11577	33 VILLA ST ROSLYN HEIGHTS, NY 11577	28 WILLOW ST ROSLYN HEIGHTS, NY 11577
Town/School Dist/Village	NH-2003	NH-2003	NH-2003	NH-2003
Account Number	07321 00020	07037 00740	07009 07010	07007 06840
Sale Date		October 30, 2014	November 10, 2016	October 11, 2017
Sale Price		\$600,000	\$575,000	\$650,000
Time Adjustment Factor		1.25	1.14	1.06
Time Adjusted Sale Price		\$752,360	\$656,479	\$689,892
Total % Adjustment		-1.99 %	-7.05 %	-9.92 %
Adjusted Sales Price		\$737,416	\$610,217	\$621,468

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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: \$617,000

As of January 2, 2019