

Nassau County Comparable Sales Report

S/B/L: 26/C/2095

	Your property has been valued using mass appraisal techniques.			
Subject		Sale #1	Sale #2	Sale #3
Property Address	. RIDGE RD LAUREL HOLLOW, NY	28 SPRINGWOOD PATH SYOSSET, NY 11791	345 LAUREL LN SYOSSET, NY 11791	6 OVERLOOK DR LOCUST VALLEY, NY 11560
Town/School Dist/Village	OB-3011-LH	OB-3011-LH	OB-3011-LH	OB-3011-LH
Account Number	26 C 20950	14025 00240	14030 00010	14013 00110
Sale Date		August 29, 2018	June 5, 2018	August 27, 2018
Sale Price		\$1,122,500	\$1,045,000	\$1,110,000
Time Adjustment Factor		1	1	1
Time Adjusted Sale Price		\$1,122,500	\$1,045,000	\$1,110,000
Total % Adjustment		19.23 %	31.18 %	18.90 %
Adjusted Sales Price		\$1,338,393	\$1,370,820	\$1,319,816
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Subject		Sale #4	Sale #5	Sale #6
Property Address	. RIDGE RD LAUREL HOLLOW, NY	265 LAUREL LN SYOSSET, NY 11791	6 WOODGREEN WAY SYOSSET, NY 11791	260 LAUREL LN SYOSSET, NY 11791
Town/School Dist/Village	OB-3011-LH	OB-3011-LH	OB-3011-LH	OB-3011-LH
Account Number	26 C 20950	14030 00090	14025 00210	14027 00140
Sale Date		October 3, 2017	June 14, 2018	March 15, 2017
Sale Price		\$1,138,000	\$1,175,000	\$950,000
Time Adjustment Factor		1.02	1	1.04
Time Adjusted Sale Price		\$1,162,072	\$1,175,000	\$988,028
Total % Adjustment		36.52 %	33.38 %	42.69 %
Adjusted Sales Price		\$1,586,429	\$1,567,209	\$1,409,856

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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: \$1,152,000

As of January 2, 2019